

RE

REGULATORY RECORD

RERA Document

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Name : J. Uttam Kumar
Designation : Chairman
E-Mail ID : uttamj@indiabuilders.in
Phone No : 9840020301

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st floor, Tower -II, CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai -600008.

Sir,

We M/s India Builders (Chennai) Limited Represented by its Chairman **Mr.J.UTTAM KUMAR**, hereby apply for the grant of registration of project "SOUTHERN BREEZE" at Block No.372, Temple Colony, 15th Main Road, Anna Nagar, Chennai-600 040, measuring an extent of 7922 Sq.ft, comprised in Survey No. 207 Part of Thirumangalam Village, Now Resurveyed and Assigned T.S.No.20/1, Block No.10 of Koyambedu Village, Aminjikarai Taluk, Chennai District,

- (i) The requisite particulars are as under: - **Company**
- (ii) **Individual**

	Name	: VINO JOHN
	Father Name	: M. Suvisesha Muthu
	Address	: Flat No.1, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040
	Phone No	: 9790730552
	Pan number	: AADPJ4592M
	Email id	:
	Name	: MEKALA PRABHAKAR
	Husband Name	: N. Prabhakar
	Address	: Flat No.1, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040
	Phone No	: 7358442338
	Pan number	: EBZPP1882D
	Email id	:
	Name	: MATHIVATHANI SELWYN
	Husband Name	: John Jawahar Selwyn
	Address	: Flat No.1, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040
	Phone No	: 9677168987
	Pan number	: ALPPS3385N
	Email id	:
	Name	: MANIMOZHI MATHAVI CHELVI
	Husband Name	: Bubesh C. Walter
	Address	: Flat No.1, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040
	Phone No	: 9840032888
	Pan number	: ALCPC3806D
	Email id	:
	Name	: S.PRAVEENA RACHEL KAMALA
	Husband Name	: J.Pradeep
	Address	: Flat No.2, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040.
	Phone No	: 9841105700
	Pan number	: BORPS570R
	Email id	:

	Name	: PAMELA SAHAYADAS
	Husband Name	: Dr. C. Sahayadas
	Address	: Flat No.2, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040.
	Phone No	: 9841150205
	Pan number	: AABPS1438B
	Email id	:
	Name	: V. RAJARAMAN
	Father Name	: R.K. Viswanathan
	Address	: Flat No.3, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040
	Phone No	: 8939746256
	Pan number	: ACCPR4964N
	Email id	:
	Name	: G. SUGUNADEVI NATARAJAN
	Husband Name	: M. Natarajan
	Address	: Flat No.4, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040.
	Phone No	: 9444161787
	Pan number	: ADDPN9578L
	Email id	:
	Name	: P. S. SHYAM SUNDER
	Father Name	: P. Suryaprakasam
	Address	: Flat No.5, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040.
	Phone No	:
	Pan number	:
	Email id	:
	Name	: MARGARET SEBASTIAN
	Husband Name	: Anthony Sebastian
	Address	: Flat No.5, Block No.372, Temple Colony, 15 th Main Road, Anna Nagar, Chennai-600 040.
	Phone No	: 9176060902
	Pan number	: AUCPS1542D
	Email id	:

(iii) Company

- a. Name : India Builders (Chennai) Limited
- b. Address : AA-36, 3rd Main Road, 3rd Street,
Anna Nagar, Chennai-600 040.
- c. Copy of registration certificate : **Details Enclosed**
- d. Main objects : Promoters
- e. Name directors : **J. Uttam Kumar**
- f. PAN No of Director : **AAAPU3876C**
- g. Address : No. 5106/6, The Jade Junction,
15th Main road, Anna Nagar,
Chennai -600 040.

(iv) Pan (Company)

: AABCI3731Q

(v) Name of the bank

: Axis bank Ltd.,

Address of the Bank: Plot No.3635, New Door No.87,
Old No.17, 3rd Avenue,
Anna Nagar East, Chennai -600102.**(vi) Details of Project held by applicant** : **FSI Area 1471.12 Sqm****(vii) Details of Approval obtained from various Competent Authorities for commencing the project** : **Planning permit & Building Permit Enclosed****(viii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.** : **Nil.****(ix) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)** : **Self development****(x) Registration fee by way of NEFT dated 28/02/2023 from Axis Bank Ltd., Anna Nagar, Chennai-600102. UTR No.AXIC230592060651 For an amount of Rs.29,430/- (Rupees: Twenty Nine Thousand Four Hundred and Thirty Only) calculated as per sub-rule(3) of rule 3** : **Details Enclosed****(xi) Any other information the applicant may like to furnish:** **Nil****2. we enclose the following documents in triplicate, namely:-****(i) Authenticated copy of the PAN card of the promoter** : **Details Enclosed**

(ii) Audited balance sheet of the promoter for the preceding financial year

:Details Enclosed

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person

: Details Enclosed

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details

: Details Enclosed

(v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed

: Details Enclosed

(vi) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases

: Details Enclosed

(vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority

: Details Enclosed

(viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy

: Details Enclosed

(ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project

: Details Enclosed

(x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees

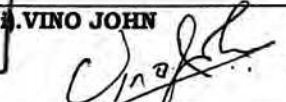
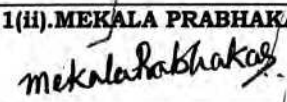
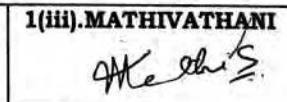
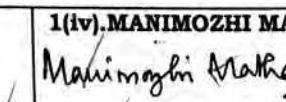
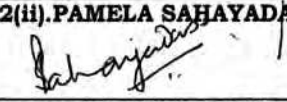
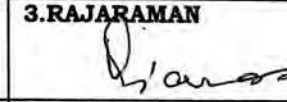
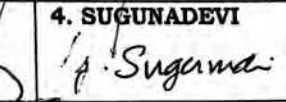
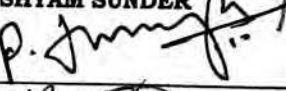
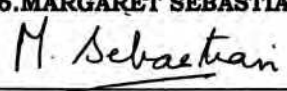
: Details Enclosed

- (xi) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately : **Details Enclosed**
- (xii) The number and areas of covered parking available in the project : **Details Enclosed**
- (xiii) The number of open parking areas available in the project : **Details Enclosed**
- (xiv) Details of Undivided Shares pertaining to the project : **Details Enclosed**
- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Details Enclosed**
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project : **Details Enclosed**
- (xvii) A declaration in FORM 'B' : **Details Enclosed**

3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 13/02/2023

Place : Chennai

1(i). VINO JOHN 	1(ii). MEKALA PRABHAKAR 	1(iii). MATHIVATHANI 	1(iv). MANIMOZHI MATHAVI 
2(i). PRAVEENA RACHEL 	2(ii). PAMELA SAHAYADAS 	3. RAJARAMAN 	4. SUGUNADEVI 
5. SHYAM SUNDER 	6. MARGARET SEBASTIAN 		

Yours faithfully

Signature and seal of the applicant(s)

For INDIA BUILDERS (CHENNAI) LIMITED

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

