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RE REGULATORY RECORD

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To,

The Real Estate Regulatory Authority
1st Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of Building – Individual Villas - 20 Nos In the Lay-out known as 'ADITYARAM PALACE CITY PARADISE, situated at Sholinganallur Village, Sholinganallur Taluk, Chennai District, and falling within the Sub-Registration District of Neelangarai and Registration District of Chennai South.

Name of the Project: "ADITYARAM PALACE CITY, PARADISE"

The requisite particulars are as under:-	
(i) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	**Applicant: Company**
Name:	**M/s.Adityaram Housing Private Limited** represented by its Authorised Signatory Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543 / 9952999408
Email I.D.	adityaramgroup@gmail.com
Copy of the Registration Certificate	Attached Separately
Main Objects	Attached Separately
Name, Photograph and address of chairman of the governing body	Attached Separately

For ADITYARAM HOUSING (P) LTD.

P Arya Adityaram

For FLOURISHING VENTURES (P) LTD.

P Arya Adityaram

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P Arya Adityaram

P Arya Adityaram

(ii) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	**Applicant: Partnership Firm**
Name:	**M/s.Adityaram Infrastructure Projects LLP** represented by its Authorised Signatory Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543
Email I.D.	adityaramgroup@gmail.com
Copy of the Registration Certificate	Attached Separately
Copy of Partnership Deed	Attached Separately
Name, Photograph and address of Designate Partner	Attached Separately
Particulars of PAN NO.	AAWFA9629D M/s.Adityaram Infrastructure Projects LLP
(iii) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	**Applicant: Company**
Name:	**M/s.Flourishing Ventures Private Limited** represented by its Authorised Signatory Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543
Email I.D.	adityaramgroup@gmail.com
Copy of the Registration Certificate	Attached Separately
Main Objects	Attached Separately
Name, Photograph and address of chairman of the governing body	Attached Separately

For ADITYARAM HOUSING (P) LTD.

P Arya Adityaram

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For FLOURISHING VENTURES (P) LTD.

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Particulars of PAN NO.	AADCF6511F M/s.Flourishing Venture Private Limited
(iv) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	**Applicant: Individual**
Name:	Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543
Email I.D.	adityaramgroup@gmail.com
Particulars of PAN NO.	PAN:CKZPA4751R
Name and address of the bank or banker with which account in terms of section 4 (2) (I) (D) of the Act will be maintained	Name: AXIS BANK Address: No.284/6, Lakshman Nagar, Khandan Chavadi, Perungudi, Chennai -96
Details of the project land held by the Applicants	20 Individual Residential Buildings each consisting of Ground + 1 Floor, totally measuring 3428.8 Sq.m., comprising in Plot Nos. 51,52,58,59,60,61,67,68,69,70,71,72,73 ,79,80,81,82,83,84,85, situated in the Lay-out known as 'ADITYARAM PALACE CITY, PARADISE situated at Sholinganallur Village, Sholinganallur Taluk, Chennai District, and falling within the Sub-Registration District of Neelangarai and Registration District of Chennai South.
Usage of the Building	Residential purpose
Total Extent of the Land in Sq.m	3623.87 Sq.m
Total Extent of the Building in Sq.m	3428.8 Sq.m (Abstract of each villa Attached separately)
Details of Approved obtained from various Competed Authorities for commencing the Project	**For the Lay-out:** The Planning Permit has been issued by

For ADITYARAM HOUSING (P) LTD.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

For FLOURISHING VENTURES (P) LTD.

	the CMDA vide P.P.D./L.O. No:168/2022 vide Letter No.:Layout/11438/2022 Dated: 16.07.2022 Planning Permission has been issued by Greater Chennai Corporation vide SD/WDCN15/00944/2022 and the Layout Approval LA/WDCN15/00006/2023 Layout RERA Registration No.TN/29/Layout/1271/2023 Dated 11.04.2023. **For Individual Villa Planning Permit:** Villa No: 51 PPA/WDCN15/03451/2023 Villa No: 52 PPA/WDCN15/03452/2023 Villa No: 58 PPA/WDCN15/03327/2023 Villa No: 59 PPA/WDCN15/03328/2023 Villa No: 60 PPA/WDCN15/03329/2023 Villa No: 61 PPA/WDCN15/03330/2023 Villa No: 67 PPA/WDCN15/03312/2023 Villa No: 68 PPA/WDCN15/03313/2023 Villa No: 69 PPA/WDCN15/03314/2023 Villa No: 70 PPA/WDCN15/03315/2023 Villa No: 71 PPA/WDCN15/03316/2023 Villa No: 72 PPA/WDCN15/03317/2023 Villa No: 73 PPA/WDCN15/03318/2023 Villa No: 79 PPA/WDCN15/03319/2023 Villa No: 80 PPA/WDCN15/03321/2023 Villa No: 81 PPA/WDCN15/03322/2023 Villa No: 82 PPA/WDCN15/03323/2023 Villa No: 83 PPA/WDCN15/03324/2023 Villa No: 84 PPA/WDCN15/03325/2023 Villa No: 85 PPA/WDCN15/03326/2023
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 case pending, details of type of land and payments pending etc.	Attached Separately

For ADITYARAM HOUSING (P) LTD.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

For FLOURISHING VENTURES (P) LTD.

Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/ Self Development	**No (Self Development)To be clarified**
Registration fee calculated as per sub-rule (3) of rule 3	Rs.68,580/- is remitted into the Current Account No.6543057988 of Tamil Nadu Real Estate Regulatory Authority (TNRERA) Acknowledgment is attached. Calculation sheet of Registration Fee – Attached Separately.
Any other information the applicant may like to furnish	NIL
2. We enclosed the following Documents	
Authenticate copy of the PAN card of the promoter;	Attached Separately
Audited balance sheet of the promoter for the preceding financial year	Enclosed
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	Enclosed
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;	Enclosed
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;	Not Applicable
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;	Attached separately

For ADITYARAM HOUSING (P) LTD.

T Arya Adityaram

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

T Arya Adityaram

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T Arya Adityaram

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	
The pan 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;	a) Water Supply – Sump b) Sewage Disposal – STP c) Solid Waste Disposal - Garbage collection d)Renewable Energy -- Solar water heater at the option of the customer.
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	Attached separately
Profoma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees;	Attached separately
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;	Attached separately
The number and areas of covered parking available in the project;	Attached separately
The number of open parking areas available in the projects;	Attached separately
Details of undivided shares pertaining to the project;	Not Applicable
The names, addresses, phone numbers, emails ids and registration details of real estate agents, if any, for the proposed project;	NIL
The names, addresses, phone numbers, emails 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 associate with the development of the proposed project;	Attached separately
A Declaration in FORM 'B'	Enclosed

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

Dated: 20.04.2023

Place: Chennai.

Yours faithfully,

For ADITYARAM HOUSING (P) LTD.

T Anya Adityaram

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

For FLOURISHING VENTURES (P) LTD.

T Anya Adityaram

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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

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

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

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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

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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.