

RE

REGULATORY RECORD

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FORM A
(See Rule 3 (2))
APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority
Door No 1 A, First Floor
Thalamuthu-Natarajan Maaligai
No 1, Gandhi Irwin Road, Egmore
Chennai - 600 008.

(3)

Sir,

We hereby apply for the grant of registration of apartment no: 402 in our Project THE MOSAIC to be set up at Plot No: 5100, 7th Street, Ram Nagar North Extension, Puzhuthivakkam, Chennai - 600 091, Madipakkam Village, Sholinganallur Taluk, Chennai District, Tamil Nadu State.

1.	The requisite particulars are as under :-	
	Status of the applicant, whether individual / company / proprietorship/ firm/ societies / partnership firm / competent authority;	Company
(ii)	In case of individual	
(a)	Name	
(b)	Fathers' name	
(c)	Occupation	
(d)	Permanent address	
(e)	Photograph	
	OR	
	In case of firm / societies / trust / companies / limited liability partnership / competent authority	Company
(a)	Name	Akshaya Private Limited
(b)	Address	7th Floor, No-117/1, L B Road, Adyar, Chennai-600 020
(c)	Copy of registration certificate	Already submitted along with our earlier application dated 19/09/2022
(d)	Main objects	Already submitted along with our earlier application dated 19/09/2022
(e)	Name, photograph and address of chairman of the governing body / partners / directors	Please see below
	<p>1. Mr. Chitty Babu Thangappan, Managing Director, Mobile No: 98400 98811 Email : chitty@akshaya.com</p> <p>No. 57, Second Main Road, Gandhi Nagar, Adyar, Chennai - 600 020</p>	
	<p>2. Mr. Ravi Janakiram Director Mobile: 98400 58118 Email: ravi@akshaya.com</p> <p>No. 378 A, OMR, Apartment No: D-1102, AKSHAYA TANGO, Seevaram, Okkiyam Thoraipakkam, Chennai - 600 097</p>	
	<p>3. Srikanth Koorapati Director Mobile: 98402 18811 Email: ks@akshaya.com</p> <p>No: 11, Balaji Avenue, Second Street, Thiyagaraya Nagar, Chennai - 600 017</p>	

For AKSHAYA PRIVATE LIMITED

Authorised Signatory

	PAN No	AAECA 1708D
(iv)	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	
	Bank name	Axis Bank
	Branch name	R A Param, Chennai
	IFSC code	UTIB0000676
	Account number	922020037920226
	Bank address	No 40, 2nd Main Road, R A Param, Chennai 600028
(v)	Details of project land held by the applicant	
	- Plot bearing no / CTS no / survey no / final plot no	Plot No. 5100. Survey Nos 79/11 and 80/41, Ram Nagar North Extension, Madipakkam Village, Sholinganallur Taluk, Chennai - 600 091
	- Area (In sq mtrs)	445.93 sq mt
	- FSI	1,049.44 sq.mt
	- Any other relevant detail	
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	1. CMDA Planning Approval dated 27th June 2022 2. Greater Building Corporation Building Permission 18/08/2022
(vii)	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.	Already submitted along with our earlier application dated 19/09/2022
	- Project name	
	- Address of the project	
	- Current Status	
	- Whether any delay in completion	
	- Details of cases pending	
	- Type of land	
	- Payments pending	
(viii)	Agency to take up external development works ((exact Local Authority or any agreement to the Authority) / Self Development)	Greater Chennai Corporation
(ix)	Registration fee as per sub-rule (3) of rule 3	Fees paid by Demand Draft no: dated for Rs 2,000/-
(x)	Any other information the applicant may like to furnish.	Copy of General Power of Attorney dated 16th December 2022 and letter dated 10th Dec 2022 from Landowner authorising sale of apartment 402 is attached
2.	I/we enclose the following documents in triplicate, namely:-	
(i)	authenticated copy of the PAN card of the promoter;	Attached as Annexure
(ii)	audited balance sheet of the promoter for the preceding financial year.	Already submitted along with our earlier application dated 19/09/2022
(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	Already submitted along with our earlier application dated 19/09/2022
(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;	NIL Encumbrance
(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;	Joint Venture Agreement dated 23/07/2021 Annexed as Annexure For AKSHAYA PRIVATE LIMITED

	(A) 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;	 Copy of Sanctioned Plan Annexed
(vi)	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;	
(vii)	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	Already submitted along with our earlier application dated 19/09/2022
(viii)	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;	Already submitted along with our earlier application dated 19/09/2022
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Already submitted along with our earlier application dated 19/09/2022
(x)	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 as Annexure
(xi)	the number and areas of covered parking available in the project;	One number , 12.50 sq mt
(xii)	the number of open parking areas available in the project;	9 Nos
(xiii)	details of undivided shares pertaining to the project;	445.93 sq.mt
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Already submitted along with our earlier application dated 19/09/2022
(xv)	the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;	Already submitted along with our earlier application dated 19/09/2022
(xvi)	a declaration in FORM B	Enclosed

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

For AKSHAYA PRIVATE LIMITED

Authorised Signatory

Dated: 11th January 2023
Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

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

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

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Legal Opinion

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

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One Map

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

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PriceMap

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

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Build Scope

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

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Property Tracker

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

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Deal Room

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

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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
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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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+91 9996 12 9996

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