Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Name : **U.Preetam Karthik**
Designation : **Director**
e-Mail ID :**preetamkarthik@indiabuilders.com**
Phone No : **9840020301**

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
09484
05 OCT 2017
TNRERA
CHENNAI

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 Irvin Bridge Road,
Egmore, Chennai -600008.

Sir,

We **M/s India Builders (Chennai) Limited** Represented by its Director **Mr.U.PREETAM KARTHIK** hereby apply for the grant of registration of project **"DWARAKA ENCLAVE"** at Block No.76, Dwaraka Flats, Anna Nagar West Extension, Chennai – 600 101, measuring an extent of 6500 Sq.ft, comprised in Survey No.289 part of Padi Village, Now Resurveyed and assigned T.S.No.87/1, Block No.7 of Mogappair Village, Ambattur Taluk, Chennai District.

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

(ii) **Individual**

	Name	: **SHAILAJA PATHIYIL alias SHAILAJA HENRY**
	Husband name	: R.H. Varghese
	Address	: House No.25, Rose Dale, Sangamam Residents Colony, Manapullikavu, Kunnathurmedu Post, Palakkad, Kerala- 678013.
	Phone No	: 9940426415
	Pan number	: ABEPH7530B
	Email id	:
	Name	**: T.ANAND**
	Father name	: S.D.Thiruchelvam
	Address	: No.209/5, Rohini Flats, Thirumangalam, Anna Nagar Western extn., Chennai-600 101.
	Phone No	: 9500103233
	Pan number	: ESQPA3530P
	Email id	:
	Name	**: T.ASHOK**
	Father name	: S.D.Thiruchelvam
	Address	: No.2/5, Rohini Flats, Thirumangalam, Anna Nagar Western extn., Chennai-600 101
	Phone No	: 7305857272
	Pan number	:
	Email id	:
	Name	: **JANSI VASUDEV**
	Father name	: S.D.Thiruchelvam
	Address	: No.16, Chinnakadai Lane, Thoothukudi,- 628001.
	Phone No	: 9566353440
	Pan number	: BKUPJ5888C
	Email id	:
	Name	: **SAVITHIRI**
	Husband Name	: S.M.Natarajan
	Address	: Flat No.76/3, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600 101.
	Phone No	: 9940035846
	Pan number	: GBEPS7569K
	Email id	:

	Name	: **S.N.SHYAM SUNDAR**
	Father name	: S.M.Natarajan
	Address	: Flat No.76/3, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600 101.
	Phone No	: 9789876031
	Pan number	: BJBPS3960G
	Email id	:
	Name	: **S.N.NARASIMHAN**
	Father name	: S.M.Natarajan
	Address	: Flat No.76/3, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600 101.
	Phone No	: 9840435846
	Pan number	: AQJPN2282N
	Email id	:
	Name	: **S.N. KUMARASWAMINATHAN**
	Father name	: S.M.Natarajan
	Address	: Flat No.76/3, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600 101.
	Phone No	: 9940677342
	Pan number	: AMIPK6894L
	Email id	:
	Name	: **S.N. MURALIDHARAN**
	Father name	: S.M.Natarajan
	Address	: Flat No.76/3, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600 101.
	Phone No	: 9444331535
	Pan number	: AGRPM5242R
	Email id	:
	Name	: **S.N. RAMAKRISHNAN**
	Father name	: S.M.Natarajan
	Address	: Flat No.76/3, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600101.
	Phone No	: 9840435846
	Pan number	:
	Email id	:

	Name	: **K.MARIAMMAL**
	Husband name	: Karuppan
	Address	: Flat No.76/4, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600101.
	Phone No	:
	Pan number	: BTQPK8023B
	Email id	:
	Name	: **K.SURESHKUMAR**
	Father name	: Karuppan
	Address	: Flat No.76/4, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600101.
	Phone No	: 6385132422
	Pan number	: DKCPS0743F
	Email id	:
	Name	: **SHANTHI SELVARANI**
	Father name	: Karuppan
	Address	: Flat No.76/4, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600101.
	Phone No	: 9880255066
	Pan number	:
	Email id	:fishselva@gmail.com
	Name	: **PRABHAKAR RAJKUMAR**
	Father name	: S.M.Natarajan
	Address	: 1/351E, Dwarakai Street, Reddiyur, Salem, Tamilnadu- 636 004.
	Phone No	: 9444387016
	Pan number	: AHMPP2477M
	Email id	:
	Name	: **S.VIJAYAN**
	Father name	: Surulithevar
	Address	: Door No.203/W-7, Kottur Main Road, Anna Nagar, Kamatchipuram, Dharmapuri, Theni, Tamilnadu-625520.
	Phone No	: 7397332255
	Pan number	: AAGPV1026K
	Email id	:surnlivijayan@gmail.com

	Name	: **K.M.SUBRAMANI**
	Father name	: K. Munusamy
	Address	: Flat No.76/6, Dwaraka Flats, Anna Nagar Western Extension, Chennai- 600 101.
	Phone No	: 9940561218
	Pan number	: CZCPS7194G
	Email id	:

(iii) **Company**

a. Name : India Builders (Chennai) Limited

b. Address : AA36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai-600040.

c. Copy of registration certificate : **Details Enclosed**

d. Main objects : Promoters

e. Name directors : **U.Preetam Karthik**

f. PAN No of Director : **AQYPP0401E**

g. Address : AA-36, 3rd Street, 3rd Main road, Anna Nagar, Chennai -600040.

(iv) Pan (Company) : AABC13731Q

(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 1380.30 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 **03/10/2023** from Axis Bank Ltd., Anna Nagar, Chennai- 600 102. UTR No. **AXIC232765536522** For an amount of **Rs.27,610/- (Rupees Twenty Seven Thousand Six Hundred and Ten 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 : 03/10/2023

Place : Chennai

1. SHAILAJA PATHIYIL	2(i). T.ANAND	2(ii). T.ASHOK	2(iii). JANSI
3(i). SAVITHRI	3(ii). S.N. SHYAM SUNDAR	3(iii). S.N. NARASIMHAN	3(iv). N. KUMARASWAMINATHAN
3(v). S.N.MURALIDHARAN	3(vi). S.N. RAMAKRISHNAN	4. (i) MARIAMMAL	4. (ii) K.SURESHKUMAR
4. (iii) SANTHI SELVARANI	4. (iv) PRABHAKAR RAJKUMAR	5. S.VIJAYAN	6. K.M.SUBRAMANI

Yours faithfully,

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

Signature and seal of the applicant(s)

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

hello@verified.realestate · +91 9996 12 9996

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

Verified RealEstate™

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.