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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Sir,

We hereby apply for the grant of registration of our project to be set up at No.12, Bragathambal Street , Nungambakkam, Chennai 600034 comprised in R.S.Nos. 136/1 and 138/3, Block No.21 of Nungambakkam Village, Egmore Taluk, Chennai District, Tamil Nadu.

1. The requisite particulars are as under: -

(i)	Status of the applicant	Co-owner
(ii)	In case of Company	
(iii)	**Owner No.1**	
	(a) Name	**Oakwood Homes**, represented by its Managing Partner **Mr. Irfan Pasha**.
	(b) Occupation	Business
	(c) Permanent address	8/26, Second Cross Street, Lake Area, Nungambakkam, Chennai - 600034.
	(d) Contact Number	+91-9884060544
	(e) Email ID	Irfanpasha@oakwoodhomes.in

For Oakwood Homes
Irfan Pasha
Partner

Mrs Ahamadunissa Begum

(f)	Photographs	
	Owner No.2	
	Name	Ahamadunnissa Begum @ Khursheed Begum, wife of Janab Syed Abdul Aleem
	Occupation	Home maker
	Permanent address	No 12 , Bragathambal Street , Nungambakkam , Chennai 600034
	Contact Number	9840828254
	Email ID	Najeebsyed18@gmail.com
	Photographs	
(iv)	PAN	Oak Wood Homes: AAIFO3533C Ahamadunissa Begum: AADPA9235A
(v)	Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained	Enclosed
(vi)	Details of project land held by the applicants	All that piece and parcel of the lands admeasuring 2 Grounds 1297 square feet comprised in R.S.Nos. 136/1 and 138/3, situated at Bragathambal Street, Nungambakkam Village, Egmore Taluk, Chennai District bounded on the:

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Partner

Mrs Ahamadunissa Begum

		North by:land comprised in R.S. Nos.140/3 and 141/14, East by:land comprised in R.S. Nos. 138/6 and 136/5 South by:land comprised in R.S. No.136/3 and West by:land comprised in R.S. Nos. 138/2 and 134/7. Within the Registration District of Chennai Central and Sub-Registration District of Chennai Central Joint II.
(vii)	Approvals	1. Building Permission dated 22.09.2023. 2. Planning permit dated 08.09.2023. 3. Planning permit approval letter dated 08.09.2023.
(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.	None
(ix)	Agency to take up external development works.	Self-Development
(x)	Registration fee	Demand draft dated, drawn on ICICI Bank Ltd, Harrington Road Branch,

Mrs Ahamadunissa Begum

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		bearing No.500887, for an amount of Rs.29,300/- calculated as per sub-rule (3) of rule 3.
(xi)	Any other information the applicant may like to furnish.	As per approved Plan, the total floor area of residential building is 1462.61 Square meter. The name of the project is "Taj by Oakwood Homes"

2. We enclose the following documents in triplicate, namely:-

(i)	Authenticated copy of the PAN card of the promoter.	Enclosed
(ii)	Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years	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	1. Sale Deed dated 12.09.1969, registered as Document No.1315 of 1969, Book I, Volume 620, pages, 295 to 300, in the office of Sub-Registrar, Thyagaraya Nagar. 2. Sale Deed dated 21.03.2023, registered as Document No.373 of 2023, Book I, in the office of Sub-Registrar, Chennai Central Joint II. 3. General Power of Attorney dated 21.03.2023, registered

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		as Document No.374 of 2023, Book I, in the office of Sub-Registrar, Chennai Central Joint II.
(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	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	Enclosed
	(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	Enclosed The project registration has been applied for 1 residential building of Stilt floor + 5 floors with 11 dwelling units.
(vi)	the sanctioned plan, layout plan and	Enclosed

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Partner

Mrs Ahamadhunissa Begum

	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	Not applicable
(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	Latitude – 13.03'29.8'N Longitude – 80.14'46.7'E
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Nil
(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	Area Statement to be Enclosed
(xi)	the number and areas of covered parking available in the project	Cars – 15 Nos
(xii)	the number of open parking areas available in the project	Cars – 4 Nos
(xiii)	Details of Undivided Shares pertaining to the project	Area Statement Enclosed
(xiv)	the names, addresses, phone	Not applicable

Mr. Ahamadunissa Begum

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	numbers, email ids and registration details of real estate agents, if any, for the proposed project	
(xv)	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
(xvi)	a declaration in FORM "B"	Enclosed
(xvii)	CD	Enclosed

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

Dated: 27.10.2023
Place: Chennai

Yours faithfully,

For Oakwood Homes

Partner

Mrs Ahamadunissa Begum

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

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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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.