

RE

REGULATORY RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

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

Sir,



I/We M/s. DRA AADITHYA CHENNAI HOMES LLP hereby apply for the grant of registration of my/our project to be set up “DRA INFINIQUE”, High-rise Residential Building Comprising Combined & Extended Basement floor with 2 Towers; Tower No. 1: Stilt floor+ 13 floors Residential Building with 76 dwelling units, TowerNo.2: Stilt floor + 4 floors Commercial Building at Arcot Road, Lakshmi Nagar, Valasaravakkam, Chennai - 95, comprised in Old Survey No. 449/1, 449/1B & 449/2, New Survey No. 449/1B5 of Maduravoyal Village, Maduravoyal Taluk withinwithin the limits of Greater Chennai Corporation Approved by CMDA Plans Numbered as OL-PP/HRB/0011/2023, dated: 08-11-2023. In planning permit No. OL-00592. Approved by local Building Permit No. CMDA/WDCN11/00461/2023, Dated:08.11.2023.

The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (a) Name
 - (b) Father's Name
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR
In case of firm / societies / trust / companies / limited liability partnership / competent authority –Name; M/s. **DRA AADITHYA CHENNAI HOMES LLP**

For DRA AADITHYA CHENNAI HOMES LLP

Authorised Signatory

- (a) Address; New No.109,111 &113, Old No.76/1,77&78, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai-600014.
- (b) Copy of registration certificate
- (c) Main objects
- (d) Name, photograph and address of chairman of the governing body / partners / directors etc.



Name; Mr. RANJEETH RATHOD —Designated Partner.
 Father Name; Shri Daman Prakash Rathod
 Occupation; Business
 Address; 1st Floor, Khivraj Complex-II, No. 480,
 Anna Salai, Nandanam,
 Chennai – 600 035.
 Mobile No: 9150818333
 Mail ID; Kavitha.a@drahomes.in

(iii) PAN No. AALFD9235H

- (iv) Name and address of the bank or banker with which account in terms of section 4 (2) (1) (D) of the Act will be maintained.

Project Account No.	777705151216 And 777705151220
Ifsc	ICIC0002781
Bank Name	ICICI BANK
Branch	Nungambakkam

Details of project land held by the applicant at Residential Building at at Arcot Road, Lakshmi Nagar, Valasaravakkam, Chennai - 95, comprised in Old Survey No. 449/1, 449/1B & 449/2, New Survey No. 449/1B5 of Maduravoyal Village, Maduravoyal Taluk withinwithin the limits of Greater Chennai Corporation Details of Approval obtained from Various Competent Authorities for commencing the Project. **Approved by CMDA Plans Numbered as OL-PP/HRB/0011/2023, dated: 08-11-2023. In planning permit No. OL-00592.**

Approved by local Building Permit No. CMDA/WDCN11/00461/2023, Dated:08.11.2023.

For DRAADITHYA CHENNAI HOMES LLP

Authorised Signatory

(v) Details of Project Land Extent of 4617.72 sq. mtr.

(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.

S.No	Location	Project Name	No of flats	Status
1	Mahindra World City, Chengalpattu	Pristine Pavilion Phase — 3	177	Completed
2	Velachery, Chennai.	Tuxedo	56	Completed
3	Madipakkam Village, Chennai.	Tuxedo Elite	72	Completed
4	Madipakkam Village, Chennai	Plathin (Commercial)	8	Completed
5	Kovilam pakkam Village, Chennai.	90 Degrees	111	Completed
6	Adambakkam Village, Chennai	Ascot	106	Completed
7	Adambakkam Village, Chennai	Zuhra (Commercial)	4	Completed
8	Royapettah, Chennai	Aadithya (Commercial)	5	Completed

(viii) Agency to take up external development works Panchayat Union Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a **NEFT A/C NO. 6543057988 WITH INDIAN BANK IFSC CODE IDIBOOOI010, VIDE REFERENCE ID: NEFT/000343783265 dated 09-11-2023 for an amount of Rs. 3,42,600/- (Rupees Three lakhs Forty Two Thousand and Six Hundred only) calculated as per sub-rule (3) of rule 3;**

(x) Any other information the applicant may like to furnish.

1. I/we enclose the following documents in triplicate, namely: -

(i) authenticated copy of the PAN card of the promoter;

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

For DRA AADITHYA CHENNAI HOMES LLP

Authorised Signatory

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- (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;
 - (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;
 - (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;
 - (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;
 - (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;
 - (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;

For DRAADITHYA CHENNAI HOMES LLP

Authorised Signatory

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- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
 - (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;
 - (xi) the number and areas of covered parking available in the project;
 - (xii) the number of open parking areas available in the project;
 - (xiii) Details of Undivided Shares pertaining to the project;
 - (xiv) the names, addresses, phone 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;
 - (xvi) a declaration in FORM 'B'.

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

Dated: 10.11.2023

Place: Chennai

For DRAADITHYA CHENNAI HOMES LLP
Authorised Signatory
Yours faithfully,
(Signature and seal of the applicant)

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.

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Verify My Land

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.

[/landlens/pricemap](#)



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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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
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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

Verified RealEstate
3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996

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