

RE

REGULATORY RECORD

# RERA Document

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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.

## PROJECT APPLICATION FORM

### Promoter Details

|             |  |                    |  |
|-------------|--|--------------------|--|
| Name *      |  | Father's Name *    |  |
| PAN No *    |  | Aadhar Number *    |  |
| Mobile No * |  | Telephone Number * |  |
| FAX No *    |  | E-Mail *           |  |
| Occupation  |  | Address Line 1 *   |  |
| State *     |  | Address Line 2 *   |  |
| Pin code *  |  | District           |  |

### If it is a Firm

|                          |                                                                       |                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the Firm/Company | RUBY BUILDERS<br>AND PROMOTERS                                        | Copy of the registration Certificate *                                                                       | Enclosed                                                                                                                                                                                                                                                                                                                        |
| Address *                | NO - 247/B,<br>Velachery Main<br>Road, Selaiyur,<br>Chennai - 600 073 | Name, Address &<br>Photograph of the<br>Chairman or the<br>Governing Body /<br>Partner / Director<br>etc., * |  <p><u>Name:</u><br/>Mr. R. Manoharan</p> <p><u>Designation:</u><br/>Chairman &amp;<br/>Managing<br/>Director</p> <p><u>Address:</u><br/>T12, Ruby Manor Apartment,<br/>208/108, Velachery Main Road,<br/>Selaiyur, Chennai - 600 073.</p> |
| Mobile No *              | 9094122252                                                            | Main Objects *                                                                                               | To develop, promote &<br>built artistic homes,<br>apartments and<br>commercial complexes<br>to build affordable<br>homes to all                                                                                                                                                                                                 |
| Telephone No             | 044 - 3009 3009                                                       |                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| FAX No                   | 22 39 38 28                                                           |                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| E Mail                   | martin@rubybuilders.in                                                |                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| State *                  | Tamilnadu                                                             |                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| Pin code *               | 600 073                                                               |                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |

Previous Project Details (Last 5 years only)

|                              |                                         |                                             |                             |
|------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------|
| Project Name *               | RUBY ASHIRWAD                           | Project Description<br>(max 500 characters) | SKIT +2 Floors,<br>12 units |
| Current Status               | completed & Handed<br>over to customers |                                             |                             |
| Category of Building         | Residential Apartment                   | State                                       | Tamilnadu                   |
| Is there any case<br>pending | NO                                      | District *                                  | Kancheepuram                |
| Address                      | New Balaji nagar,<br>Selaipur           | Pincode                                     | 600 073                     |

|                              |                                         |                                             |                            |
|------------------------------|-----------------------------------------|---------------------------------------------|----------------------------|
| Project Name *               | ASHOK MANOR                             | Project Description<br>(Max 500 Characters) | SKIT +2 Floors,<br>4 units |
| Current Status               | completed & Handed<br>over to customers |                                             |                            |
| Category of Building         | Residential Apartment                   | State                                       | Tamilnadu                  |
| Is there any case<br>pending | NO                                      | District *                                  | Kancheepuram               |
| Address                      | Annai nagar,<br>Selaipur                | Pincode                                     | 600 073                    |

|                              |                                         |                                             |                             |
|------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------|
| Project Name *               | ASHOK MANOR                             | Project Description<br>(Max 500 Characters) | SKIT +2 Floors,<br>16 units |
| Current Status               | completed & Handed<br>over to customers |                                             |                             |
| Category of Building         | Residential Apartment                   | State                                       | Tamilnadu                   |
| Is there any case<br>pending | NO                                      | District *                                  | Kancheepuram                |
| Address                      | Parvathy nagar,<br>Madambakkam          | Pincode                                     | 600126                      |

|                              |                                         |                                             |                            |
|------------------------------|-----------------------------------------|---------------------------------------------|----------------------------|
| Project Name *               | RUBY PARADISE                           | Project Description<br>(Max 500 Characters) | SKIT +2 Floors<br>48 units |
| Current Status               | completed & Handed<br>over to customers |                                             |                            |
| Category of Building         | Residential Apartment                   | State                                       | Tamilnadu                  |
| Is there any case<br>pending | NO                                      | District *                                  | Kancheepuram               |
| Address                      | Esuari nagar,<br>Selaipur               | Pincode                                     | 600 073.                   |

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

