

RE

REGULATORY RECORD

RERA Document

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FORM 'A'**[See rule 3 (2)]****APPLICATION FOR REGISTRATION OF PROJECT**

To
The Tamilnadu Real Estate Regulatory Authority
Gandhi Irwin Road, Egmore,
Chennai 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up in Survey No:446/1B2 [Part], Nehru Street, off Rajiv Gandhi Road[OMR], Sholinganllur Taluk, Chennai – 600 119

1. The requisite particulars are as under:-

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name **M/s.True Value Homes [India] Private Limited**

(b) Address Registered office No.21, C.V.Raman Road, Alwarpet, Chennai 600018

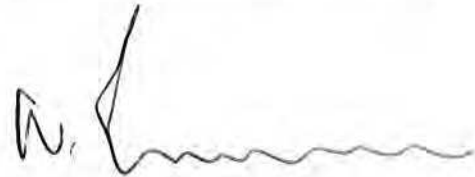
(c) Copy of registration certificate – Enclosed

(d) Main objects Share from MOA & AOA of the company [Real Estate] – Enclosed

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(iii) PAN No. AAAC7955Q;

(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 Kotak Mahindra Bank Limited, R A Puram, Chennai – 600028, as below;



True Value Homes India Private Limited

Registered Office: TVH Triveni, 21, C.V. Raman Road, Alwarpet, Chennai - 600 018. India, T: +91- 44 - 2467 0088 F: +91 - 44 - 2467 0066

Corporate Office: TVH Novella, No. 16/17, 3rd Cross Street, R.A.Puram, Chennai - 600 028. India

T: +91- 44 - 2464 0022 / 55 / 77 / 99 W: www.tvh.in CIN No. U45201TN1997PTC037742

**TVH[®]**

<u>Sl. No.</u>	<u>Beneficiary Name</u>	<u>Account No.</u>
1.	TRUE VALUE HOMES INDIA PVT LIMITED	8211936972
2.	TRUE VALUE HOMES INDIA PVT LIMITED - RERA A/C-TVH CROSSWAY PROJECT	8211936989
3.	TRUE VALUE HOMES INDIA PVT LIMITED- COLLECTION A/C - TVH CROSSWAY PROJECT	8211936996

(v) Details of project land held by the applicant - All that piece and parcel of lands in S.No: 446/1B2 [Part] admeasuring 1187 Sq Mts of Land out of 3 Acres and 98 Cents situated in Nehru Street, Shozhinganallur Village, Shozhinganallur Taluk, Chenna, Located within the jurisdiction of Sub Registrar of Neelankarai coming under the Registration District of South Chennai: The M/S.TVH INFRASTRUCTURE CHENNAI PRIVATE LIMITED(the 'Owner') and M/s True Value Home (India) Private Limited (the Promoter) have entered into a a Joint Development Agreement dated 04th January 2016 for developing the said Land and then registered a General Power of Attorney dated 26th April 2016 bearing number 3000 of 2016 before the SRO Neelankarai, empowering the Developer to develop the property

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **TVH Crossway**; Enclosed - lay-out approval Permit No. SD/WDCN/15/00208/2018 dated 02/05/2018 issued by Greater Chennai Corporation

(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

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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	Project Name	Plan Approval Details	Current Status	If delay Reasons	Cases details if any	Type of Land	Payment status
1	TVH Quadrant	Permit No: 9096 – File No: C3/(S)/ 7758/2013 – C/PP/MSB/50 (A to M)/ 2016 dated 09/09/2016	Completed CC No: E.C/ South I /181/2017 dated 08/11/2017 /handed over				
2	TVH Titanium	CMDA Approval No: 20/2016 dated 19/05/2016	Completed /Layout sold				
3	TVH Crossway	Greater Chennai Corporation Approval No: LA/WDCN/15/00002/2016 dated 28/03/2016	Completed / Layout Sold				

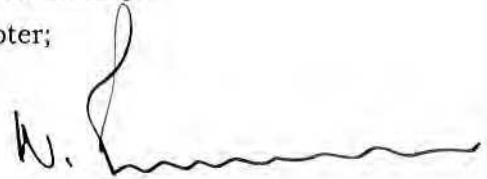
(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development; - NA

(ix) Registration fee by way of a demand draft dated 24.09.2018 drawn at ICICI Bank in favour of Tamilnadu Real Estate Regulatory Authority bearing no. 520861 for an amount of Rs.6000/- calculated as per sub-rule (3) of rule 3;

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

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

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



True Value Homes India Private Limited

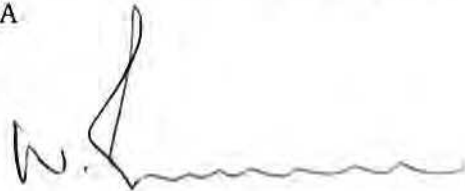
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Corporate Office : 'TVH Beliciao Towers', Tower II, 9th Floor, Block No. 94, M.R.C. Nagar, Chennai - 600 028. India.
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- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (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;

The Land Owner M/s TVH Infrastructure Chennai Private Limited has created Mortgaged with M/s Alpex Corporate Services and Merchandising private Limited [Vide] Registered Deed of Mortgaged Doc No: 3309/2016 dated 05/05/2016 at SRO Neelakarai;

- (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; - NA



(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;

Enclosed

(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; - NA

(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; Enclosed

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Enclosed

(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; NA

(xi) the number and areas of covered parking available in the project; NA

(xii) the number of open parking areas available in the project; NA

(xiii) Details of Undivided Shares pertaining to the project; NA

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NA



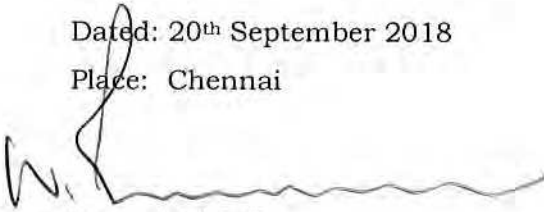
(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; NA

(xvi) a declaration in FORM 'B'. Enclosed

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

Dated: 20th September 2018

Place: Chennai



Yours faithfully,

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

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



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
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+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.

