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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

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,
Chennai-600008.

Sir,

I/We hereby apply for the grant of registration of our project to be set up at

Madhuranthagam Taluk, Madhuranthagam Town, Kancheepuram District Tamil Nadu State.

1. The requisite particulars are as under:-

(i) **Status of the applicant** : M.V.Balachandran and M.V.Balachandran Huf

(ii) Name : M.V.Balachandran and M.V.Balachandran Huf

(a) Address: No.17, Lynwood Avenue , Mahalingapuram, Chennai-600034

(b) **Copy of registration certificate** :Passport copy Enclosed

(c) Name, photograph and address of Individual Promoter
Name: M.V.Balachandran
Photograph: Enclosed
Address: No.17, Lynwood Avenue, Mahalingapuram,
Chennai- 600034

(d) **Name** : M.V.Balachandran Huf

(e) **Main objects** : Real estate land development

(f) Name and address of other co promoter
Name: M.V.Balachandran Huf
Pancard Copy: Enclosed
Address: No.17, Lynwood Avenue, Mahalingapuram,
Chennai- 600034

(iii) **PAN No**: ACZPB8798F- M.V.Balachandran
AAIHM8398D – M.V.Balachandran Huf

(iv) 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

Name: Bank of India
Address: Nungambakkam Branch, Plot No.6, Door No.10, Mahalingapuram , Main Road, Nungambakkam, Chennai-600034.

(v) **Details of project land held by the applicant** :

The layout has been formed in S.No.1153/2 in Madhuranthagam Village T.S No.2/9, Ward No.A Block.No.21. Madhuaranthagam Town, Kancheepuram (Dist), Tamil Nadu-603306. The land in question is owned by the promoters having been acquired through the purchase document 3591/2008 dated 07.07.2008, 5679/2013 dated 03.06.2013 and 2465/2014 dated 10.04.2014 executed before SRO Madhuranthagam.

(vi) **Details of Approval obtained from Various Competent Authorities for commencing the Project** :

The project is for development of 1 acre and has been approved by DTCP vide approval order No.3820/17 dated 28.02.2018 layout No.185(R) /2018 and Madhuranthagam Municipality by letter No. 119/2018 dated 25.07.2018 (Copies of DTCP and Municipality orders enclosed).

(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.

No new projects have been launched by M.V.Balachandran Huf in the last 5 years. M.V.Balachandran ,Manjula Syamnath and M/s Ramsai Infrastructure Pvt Ltd are co owners of DTCP approved layout No.183/2014 namely Maharshi Nagar at Madhuranthgam which approval dated 24.12.2014 and hence the completion certificate has been Obtained before implementation of RERA. The layout was developed out of own funds and no payments are pending to the land owners. There are no cases

pending against the promoters.

(viii) Agency to take up external development worksLocal Authority (exact Authority or any agreement to the Authority) / Self Development;

All Roads have been formed and gifted to the Madhuranthagam Municipality by gift deed No.2246/2018 dated 27.06.2018 executed before the SRO Madhurathagam. The Municipality is expected to complete the development works in future. The Roads will be laid through self development.

(ix) Registration fee byway of a NEFT dated 11.10.2018 having UTR No.BKIDN18284289219 drawn on Bank of india for an amount of Rs.10201/- 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;

Copy Enclosed

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

Copy 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;

Copies of purchase document and SLR/Patta 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;

The land is free hold and no encumbrances are there on the said land.
The EC for the property up to date is 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;

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;

The project is for layout development owned by the promoters for which permissions from DTCP and Madhurathagam Municipality have been obtained. Please refer copies enclosed along with point No.1(v).

(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;

The project is for layout development owned by the promoters for which permissions from DTCP and Madhurathagam Municipality have been obtained. Please refer copies enclosed along with point No.1(v).

(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;

The project is for layout development owned by the promoters for which permissions from DTCP and Madhurathagam Municipality have been obtained. Please refer copies enclosed along with point No.1(v).

The DTCP and Municipality have collected development fees under The Regularization Scheme 2017 as stipulated in G.O. No. 78 dated 04.05.2017 and G.O.No.172 dated 13.10.2017 and are expected to complete development as per their Schedule.

(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;

Refer Topo Sketch and Google map enclosed disclosing the location of the land and the latitude and longitude of the end points of the project.

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

The promoters are engaged in selling plots in approved layout through direct sale documents and not through agreement of sale.

(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;

The promoters are engaged only in selling plots in approved layout and hence this is not applicable. The OSR for the park are clearly demarcated in the layout and have been gifted to the Madhuranthagam Municipality through documents executed before the SRO Madhuranthgam (gift documents enclosed).(2246/2018 dated 27.06.2018)

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

Not Applicable

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

Not Applicable

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

As the project is for development of approved layouts and plots are proposed to be sold to end users no UDS is contemplated.

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

The promoters do not propose to engage any real estate agent for the 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;

As the project is for development of approved layouts and plots are proposed to be sold to end users engagement of the above said professionals is not contemplated.

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

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

Dated: 11.10.2018

Place : Chennai

Yours faithfully,
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

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.