Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
30 JUL 2018
TNRERA
CHENNAI

2323

Entry 5



To

The Real Estate Regulatory Authority
Chennai.

R. MANOHARAN
MANAGING DIRECTOR

Sir,

We hereby apply for the grant of registration of our project to be set up Sub Division of House Site in S. Nos. 576/4A(Pt), 576/4C(Pt), 576/5C2(Pt)& 576/5C4(Pt) as per Patta Nos. 2746, 2722 & 2715, Nedungundram Village, Chengalpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union, Tamilnadu State.

1. 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 –
   (a) Name : RUBY BUILDERS & PROMOTERS
   Represented By **R. Manoharan**
   Managing Director,
   Mobile No.: 7904599622
   Email ID: martin@rubybuilders.in

   (b) Address ; No. 247/B, Velachery Main Road,
   Selaiyur, Chennai-600 073.

   (c) Copy of registration Certificate: Enclosed
   (d) Main Objects : Enclosed
   (e) Name, photograph and address of chairman of the governing body / partners / directors etc.- **Enclosed**

(iiI) Pan No. - Enclosed
(iii) 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. - **Enclosed**
(iv) Details of Project land held by the Applicant - **Enclosed**

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Profile of the Project:

1)	Project Address:	Sub Division of House Sites in S.Nos.576/4A(Pt), 576/4C(pt), 576/5C2(pt) & 576/5C4(pt) As Per Patta Nos. 2746, 2715 & 2722 Nedungundram Village, Chengalpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limits, Tamil Nadu State.
2)	Category of the Building (Spl / MSB):	SUB DIVISION
3)	Residential / Commercial:	Residential
4)	Applicant Name:	Ruby Builders & Promoters Represented by Mr. R. Manoharan Managing Director
	Mobile No. :	+919094122252
	Company Name (In case of Company):	Ruby Builders & Promoters
	Office phone No. :	+91 - 44 -22396868
5)	Total Number of Floors:	-
6)	No. of Dwelling units: (In case if Residential)	-
7)	Total Area: (As per approval plan)	780.40 Sqm.
8)	Total Plot Area:	-
9)	Total FSI Area: (As per approval plan)	-
10)	a) No. of Coverage Car parking: b) Open Car Parking: c) Total No. of Car parking: (As per approved plan)	
11)	RERA Account Details:	
	a) Bank Name:	INDIAN BANK
	b) Branch Name:	No.4, Bharathamata Street, Tambaram East, Chennai – 600 059
	c) Account Number:	6606617183
	d) Account Name:	Ruby Builders and Promoters – Ruby Crocus
	e) IFSC Code:	IDIB000T004
12)	Details of Calculation of Registration Charge payable to TNRERA:	
	a) Area in Sqm. (As per Approved plan):	780.40 Sqm.
	b) Rate (Rs.5.00 Per Sqm.): Total=a*b	Rs.3902/-
	c) DD Number, Bank and Amount	

For RUBY BUILDERS & PROMOTERS

Authorised Signatory

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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

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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.