

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

4938

The Real Estate Regulatory Authority
Thalamuthu natarajan maligai, tower-II
No-1, Gandhi Irwin road,
Egmore, Chennai-600 008.



Sir,

I/We Hereby Apply For The Grant Of Registration Of My Project **Athi Varadar Avenue** "Comprising In S.NO.41/2A1 Of Varadarajapuram Village, Sriperumpudur Taluk, Kancheepuram District Within The Limits Of Kundrathur Panchayat Union.

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 – **V.DHANASEKARAN**
 - (b) Address- No.1/2, North Mada Veethi, Mannivakkam village, Chennai-600 048, 9176900060
 - (c) Father's Name- M.C.varadaraja mudaliyar
 - (d) Occupation- Business
 - (e) Permanent address- same
 - (f) Photograph



MV 9176900060

nowan 2019/19

91715 66666

OR

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

- (a) Name-**ILS HOMES**
- (b) Address-No.46, A Block, 1st floor, 3rd Avenue, Anna Nagar, Chennai-102
- (c) Copy of registration certificate-furnished
- (d) Main objects-provide good developments

For REALITY HOMES

Partners/Authorized Signatory

C. Rajakumar

ILS Homes

Partner's / Authorized Signatory

Neekata Lakshmi

MV. 9176900060

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

ILS HOMES Partner 1

Name & Address - S.Venkatalakshmi
W/O Cm Santoshkumar
Y Block 6th Street,
Anna Nagar,
Chennai-600040.

9176900060

Nukat



ILS HOMES Partner 2

Name & Address - M.Hamsapriya
W/O V.J.Varunkumar,
No.8, Narayan Street,
Mahalingapuram,
Chennai-600034.

now on 20/9/19

mobile

75500 74959

98844 73178

Dr. Hamsapriya



- (f) Name-**REALITY HOMES**

- (g) Address-Flat No.F3, Ccc Towers, No.12, Ramagiri Nagar,
Taramani High Road, Vekachery, Chennai-600042.

- (h) Copy of registration certificate-furnished

- (i) Main objects-provide good developments

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

REALITY HOMES Partner 1

Name & Address - S.Senthilkumar
S/O E.Sundarajan
No.20, Alagiri Street,
Alandur, Chennai-600016.

now on 20/9/19

96772 58080

95500 74959

S. Senthilkumar



REALITY HOMES Partner 2

Name & Address - C.Rajasekar
S/O Chandrasekar,
Old No.61, New No.62/1,
Subramaniya Swami Koil St,
West Saidapet,
Chennai-600015.

98418 70235

C. Rajasekar



For REALITY HOMES

[Signature]

Partners/Authorized Signatory

C. Rajasekar

ILS Homes

S. Venkatalakshmi

Partner's / Authorized Signatory

[Signature]

M.V. [Signature]

(iii) PAN No.V.DHANASEKARAN-AUXPD8752H
ILS HOMES-AAHFI5782J
REALITY HOMES-AAPFR9910H,

- (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 ICICI Bank, Alandur Branch Chennai-600016. **A/C No-240805001489.**
- (v) Details Of Project Land Held By The Applicant Nill.
- (vi) Details Of Approval Obtained From Various Competent Authorities For Commencing The Project Corporation Of **CMDA Letter No P.P.D/L.O NO: 90/2019, Dated:22/08/2019.**
- (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 Project Have Been Launched In The Past Five Years.
- (viii) Agency To Take Up External Development Works With Local Authority (Exact Authority Or Any Agreement To The Authority) / Self Development.

(ix)Registration fee by Way Of NEFT On **DATED 09/09/2019**
UTR NO-000134608621 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-Furnished
- (ii) Audited Balance Sheet Of The Promoter For The Preceding Financial Year-Furnished
- (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-Furnished
- (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-Furnished.

For REALITY HOMES

Partners/Authorized Signatory

C. Rajakumar

ILS Homes

Neelatalakshmi.

Partner's / Authorized Sign

Sh. Rajakumar

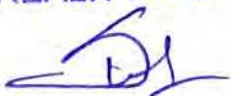
MV Ramakrishnan

(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-Furnished

(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-Furnished.

- (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-Furnished
- (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-Furnished

For REALITY HOMES



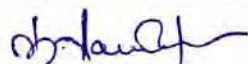
Partners/Authorized Signatory

C. Rajakumar

ILS Homes

Neukatalakshmi.

Partner's / Authorized Sign:



- (ix) Proforma Of The Allotment Letter, Agreement For Sale, And The Conveyance Deed Proposed To Be Signed With The Allottees - Furnished
- (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-Not Applicable
- (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-Not Applicable.
- (xiv) The Names, Addresses, Phone Numbers, Email Ids And Registration Details Of Real Estate Agents, If Any, For The Proposed Project-Furnished
- (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-Furnished
- (xvi) Persons, If An A Declaration In FORM 'B'-Furnished

3. I/We Solemnly Affirm And Declare That The Particulars Given In Herein Are Correct To My /Our Knowledge And Belief.

Dated:

Place: Chennai

Signature Of The Applicant

For REALITY HOMES



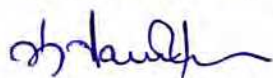
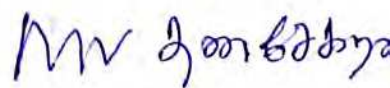
Partners/Authorized Signatory

C. Jayatharan

ILS Homes

New Katalakeluni. 

Partner's / Authorized Signatory

PROJECT ADDRESS

Residential Layout Of **ATHI VARADAR AVENUE** Comprising In S.NO.41/2A1 Of Varadarajapuram Village, Sriperumpudur Taluk,Kancheepuram District. Within The Limits Of Kundrathur Panchayat Union.

For REALITY HOMES

Partners/Authorized Signatory

C. Ramesh Kumar

M.V. Gokulakrishnan

ILS Homes

Neelakantalakshmi

Partner's / Authorized Signatory

Iskander

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
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.

