

RE

REGULATORY RECORD

RERA Document

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

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai.

Sir,

We hereby apply for the grant of registration of our project – “**Dollars Colony**” to be set up at Onnalvadi revenue Village and Onnalvadi Panchayat, Hosur Taluk, Krishnagiri District Tamilnadu State.

1. The requisite particulars are as under:-

- (i) Status of the applicant : Private Limited Company
(a) Name : **M/s. Jodge Infra (India) Private Limited.**
(b) Address : # 5/27, Vakil Hosur Hills, Opp to Luk India,
Hosur, Krishnagiri, Tamilnadu India - 635 109
(c) Copy of registration certificate : CIN No. U70100TZ2018PTC029944
(Copy Enclosed)
(d) Main objects : Property Developing, Building Construction,
Industrial Estate Development, General
construction and Group Construction of
Logistics and Warehousing.

(e)



Name : **S. SANJODGE AROKIYARAJ**
Managing Director
Address : # 5/27, Vakil Hosur Hills,
Opp to Luk India,
Hosur, Krishnagiri, Tamilnadu
India - 635 109
Mobile : 9789777978
E-mail : san@clarestahotels.com

PAN No : **AZFPS6552B**



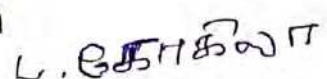
Name : **Mrs.SUNDAR MONICA GEORGE -**
Director
Address : # 5/27, Vakil Hosur Hills,
Opp to Luk India,
Hosur, Krishnagiri, Tamilnadu
India - 635 109
Mobile : 9362223242
e-mail : playjeff@gmail.com

PAN No : **AKVPM5304Q**


SANJODGE AROKIYARAJ
Managing Director Of
Jodge Infra India Pvt Ltd


MONICA.S
Director Of
Jodge Infra India Pvt Ltd


Mrs.K.SUDHA
Joint Pattadhar


Mrs.KOKILA
Joint Pattadhar

JOINT PATTADHARS WITH SANJUDGE AROKIYARAJ.S



Name : Mrs. K. SUDHA,
W/o G.KAMALANATHAN
Address : # 1, 6th Cross,
KP Agrahara, Mahadi Road
(4th Cross Down),
Bangalore -560 023

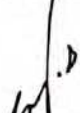
Election Card No :FPR1601186



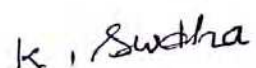
Name : Mrs. L.KOKILA,
W/o E.LOGANATHAN,
Address : #7/21, 6th Cross,
KP Agrahara, Flower Gardens,
Bangalore -560 023
Presently residing at No.222, 6th Cross,
Mariyappana palaya,
Bhuvaneshwari Nagar,
Mahadi Road,
Bangalore – 560 023.

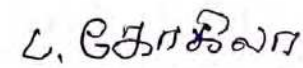
Aadhaar Card No :2692 0040 5901

- (iii) PAN No - (Company - M/s. Jodge Infra (India) Private Limited) – **AAECJ1679B**
- (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 - D.C.B Bank, Denkanikottai Road, Hosur.
- (v) Details of project land held by the applicants – the promoters M/S JODGE INFRA (INDIA) PRIVATE LIMITED is the absolute and lawful owner of lands measuring **9.25 ACRES- 402930 SQ.FT- (37447.03 square meters)** in this saleable area 250849.5 Sq.ft – (23313.15 Sq.Mtrs) comprised in SF.Nos.695/2E2, 696/1B,2; 697/2A2,2B; 700/2A,2B1,2B2,2C,2D; 712/1, 2,3,4,5; 713/1,2; AND 777/2- on total measuring of 9.25 acres Onnalvadi revenue village & Onnalvadi panchayath hosur taluk, krishnagiri district morefully described in **Schedule "A"** hereunder ("Said Land")- *VIDE* sale deed(s) Doc. No.7431/2016- dt:15.12.2016, Doc. No. 112/2017- dt:19.12.2016, Doc. No.636/2016- dt:19.09.2016, Doc. No. 471/2016- dt:22.01.2016, Doc. No. 2958/2016-dt:29.04.2016 and GPA Doc. No.843/2018- dt:25.01.2018, Doc. No.1387/2018-dt:21.02.2018, Doc. No.1544/2018-dt:23.02.2018 and Doc. No.1389/2018-dt:21.02.2018 at the office of the Sub-Registrar KELAMAGALAM; Hosur Tk.
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project "**Dollars Colony**" The Promoter **M/s.JODGE INFRA (INDIA) PRIVATE LIMITED** has obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for plotted development; vide lay-out approval - vide Permit No. **ம.வ/ஒபுநவகு/எண்:22/2017** By **THE MEMBER SECRETARY – HNDTA- HOSUR.**; Town planning – Tamilnadu government file No:1181/2017 dt:12.01.2018 & the proceedings of the special officer / BDO- **ந.க.எண். 2/2017/ஊ** – dt:12.01.2018;


SANJUDGE AROKIYARAJ.S
Managing Director Of
Jodge Infra India Pvt Ltd


MONICA.S
Director Of
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Mrs.K.SUDHA
Joint Pattadhar


Mrs.KOKILA
Joint Pattadhar

(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. – **1st Project overall 80% of development works completed - "Dollars Colony".**

(viii) Agency to take up external development works - **"Self Development"**

(ix) Registration fee by way of a **IMPS-663602446 dated 21/05/2019 from the Axis bank Hosur (A/C:535010100003131) for an amount of Rs.1,07,800.00/ (One Lakh Seven Thousand Eight Hundred Only)** calculated as per sub-rule (3) of rule 3;

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

For any queries or clarification call

1. Er.C.Samraj Chandrakanth.

Mobile No.9443265595

Mail Id: kanthhosur@yahoo.co.in.

2. Mr. Prakash.V – Finance Manager

Jodge Infra (India) Private Limited,

Mobile No: 8098822338

Mail Id: acc@jodgeinfra.com

2. We have enclosed the following documents in triplicate, namely:-

(i) Authenticated copy of the **PAN** card of the promoter - **Attested Copy Enclosed**

(ii) **Audited** balance sheet of the promoter for the preceding financial – **Certified Copies Enclosed 3 year** and income tax returns of the promoter for three preceding financial years;

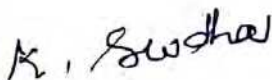
(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents – **Certified Copies Enclosed**

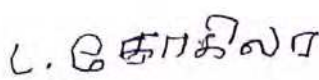
(iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details **Totally Nil**

(v) 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 - **All Certified Copies Enclosed**


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Mrs.KOKILA
Joint Pattadhar

(vi) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities, Garbage Management, Roads, use of renewable energy (Where ever it necessary), Park, & Compound Wall.
Detailed Development of works and the chartered engineer's report enclosed

(vii) 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 –
Chartered Engineer's report enclosed.

(viii) 1) Proforma of the allotment letter, 2) agreement for sale, and the 3) Conveyance Deed proposed to be signed with the allottees - **All 3 Draft Copies Enclosed**

(ix) Project management consultant for the development of the proposed project

a. Er. C.Samraj Chandrakanth,
M-287, New ASTC Hudco,
Hosur – 635 109, Hosur Tk, Krishnagiri Dist, TN.
Mobile “ 94432 65595.
Email :kanthhosur@yahoo.co.in

b. Chartered Engineer – **M/s. Ramani Associates**
Er. R.Sekar, B.E.,Msc (Re & Val)., FIV.,
Approved Valuer F.I.V – 19347
Plot No.-6, Near New Telephone Exchange, Indra Nagar, Hosur – 635 109.
Mobile: 9443633551/8903633551
E-mail: ramaniassociates.hosur@gmail.com
sekarranga@yahoo.com

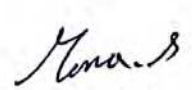
(x) A declaration in FORM – “**B Enclosed in Rs.20/- stamp paper as affidavit duly notarized**
We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

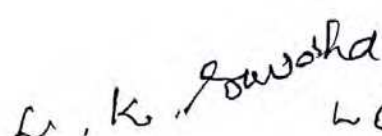
Dated: 04 / 10 / 2019

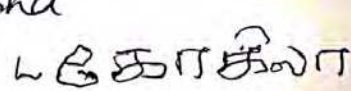
Place: Hosur.

Yours faithfully,


SANJODHI AROKIYARAJ.S
Managing Director Of
Jodge Infra India Pvt Ltd


MONICA.S
Director Of
Jodge Infra India Pvt Ltd


Mrs.K.SUDHA
Joint Pattadhar


Mrs.KOKILA
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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.

