

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

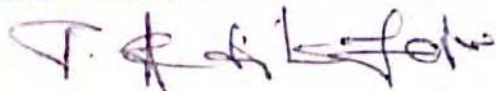
The Real Estate Regulatory Authority
1st Floor, No. 1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

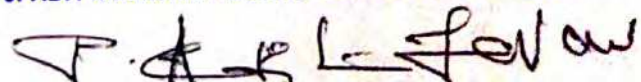
We hereby apply for the grant of registration of our project Layout of house sites "ADITYARAM TOWNSHIP, PHASE - I" set up at in Survey No(s). 141/1A1, 1A2, 1B, 2, 3, 4, 142/1, 143, 145/1B Part, 2A1, 2A2, 2B, 3, 146 & 147/4 Part of Sholinganallur Village of Chennai District (Previously Kancheepuram District) in the State of Tamil Nadu

1.	The requisite particulars are as under:-	Applicant - 1	Applicant - 2
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Company	Limited Liability Partnership
(ii)	In case of firm / societies / trust / companies / limited liability partnership / competent authority -		
(a)	Name	ADITYARAM PROPERTIES PRIVATE LIMITED	ADITYARAM INFRASTRUCTURE PROJECTS LLP
(b)	Address	No. 50, East Coast Road Panayur, Adityaram Nagar Chennai - 600 119	No. 50, East Coast Road Panayur, Adityaram Nagar Chennai - 600 119
(c)	Copy of registration certificate	Attached as Annexure - 1	Attached as Annexure - 2
(d)	Main objects	Attached as Annexure - 3	Attached as Annexure - 4
(e)	Name, photograph and address of chairman of the governing body /partners / directors etc.	Attached as Annexure - 5	

For ADITYARAM PROPERTIES (P) LTD.


Chairman & Managing Director

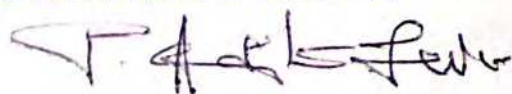
For ADITYARAM INFRASTRUCTURE PROJECTS LLP


Designated Partner

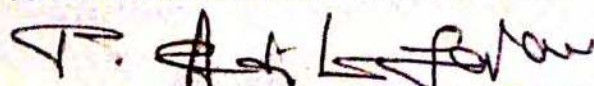
10 P. Ananthadityaram K P. Kumari

Particulars of	ADITYARAM PROPERTIES PRIVATE LIMITED	ADITYARAM INFRASTRUCTURE PROJECTS LLP
(iii) PAN No.	AAACB2216N	AAWFA9629D
(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	HDFC Bank Limited 759, ITC Centre, Anna Salai, Chennai - 600002 A/c Name: ADITYARAM PROPERTIES PVT LTD RERA ACC A/c No: 50200034200070 IFSC: HDFC00000004	
(v) Details of project land held by the applicant	Residential Lay-out known as 'ADITYARAM TOWNSHIP PHASE - I' totally admeasuring 19,858 square meters comprised in Survey Nos.141/1A1, 141/1A2, 141/1B, 141/2, 141/3, 141/4, 142/1, 143, 145/1B1, 145/2A1, 145/2A2, 145/2B, 145/3, 146, 147/4B situated at Sholinganallur Village, Chennai District (Previously Kancheepuram District) obtained vide Document Nos.2675/2011, 892/2012, 1821/2012, 2272/2015, 2273/2015, 3534/2018, 4294/2018 and 5439/2018 all registered in the office of the Sub-Registrar, Neelangarai.	
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project	<i>Originally approved by Greater Chennai Corporation vide Planning Permit No.SD/WDCN15/00245/2018 and Lay-out Plan Approval LA/WDCN15/00013/2018 dated 06-08-2018 and revised by the revised layout approved vide No. RLA/WDCN15/00662/2018, RLA/WDCNO15/011/19 dated 17-05-2019.</i>	
(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.	Nil	
(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;	Self Development (Completed)	

For ADITYARAM PROPERTIES (P) LTD.


Chairman & Managing Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP


Designated Partner

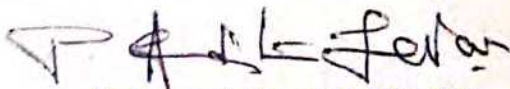
m P. Armani Adityaram & P. Kumari

(ix) Registration fee calculated as per sub rule (3) of rule 3;	Rs. 64,515/- is remitted in to the Current Account No. 6543057988 of TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA). Acknowledgement is attached as Annexure - 6
(x) Any other information the applicant may like to furnish.	Nil

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

(i)	authenticated copy of the PAN card of the promoter;	Attached as Annexure - 7
(ii)	audited balance sheet of the promoter for the preceding financial year;	Attached as Annexure - 8
(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;	Attached as Annexure - 9
(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;	Attached as Annexure - 10
(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;	Attached as Annexure - 11
(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;	
(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;	Attached as Annexure - 12
(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;	Not Applicable

For ADITYARAM PROPERTIES (P) LTD.


Chairman & Managing Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

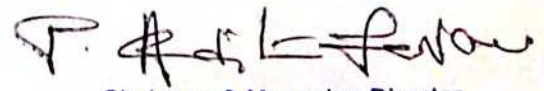

Designated Partner

m P. Anand Adityaram * P. Kumari

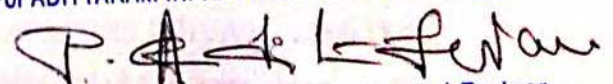
(viii)	the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;	Attached as Annexure - 13
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Attached as Annexure - 14
(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;	Not Applicable
(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;	Not Applicable
(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.

For ADITYARAM PROPERTIES (P) LTD.


Chairman & Managing Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP


Designated Partner

Dated: 29/05/2019

Place: Chennai

m P. Ananthadityaram

K. P. Kumari

OWNER DETAILS

Name: Mrs.Kumari

Photo:



1 x P. Kumari
Kumari

PAN: FRZPK7647J

Address: No. 53, CLRI Nagar, 1st Main Road, Neelankarai, Thiruvananthapuram, Chennai
- 600041

Cell No: 9840919542

Mail I.D : liason@adityaramgroup.com

Audit Report : No audit Report [First Project]

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.

