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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

(17)

Vol I

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

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 09 NOV 2020 TNRERA CHENNAI-8

To
The Real Estate Regulatory Authority
III Floor (East Wing), CMDA, Thalamuthu Natarajan Maaligai
No.1, Gandhi Irwin Road, Egmore,
Chennai 600 008

6398

Sir,

We hereby apply for the grant of registration of our project to be set up at Ottiambakkam Village, Chengelpet District, Tambaram Taluk, TamilNadu.

1. The requisite particulars are as under:-

(i) Status of the Applicant : Private Limited Company

(ii) In case of firm :

(a) Name : M/s. FAIRYLAND FOUNDATIONS Pvt. Ltd.

(b) Address : 24, Kubera Nagar, Velachery Inner Ring Road, , Velachery, Chennai - 600042.

(c) Copy of registration certificate : Enclosed

(d) Main objects : Developing layout of housing plots

(e) Name, photograph and address of director etc. :

i) Name of the Director : S. Saravanan

Photograph :



Address : Sai Sparsh, Plot no.1491, Flat No.3-B, Ram Nagar North Extn., Madipakkam, Chennai-600091

PAN No. : ALHPS9829D

For FAIRYLAND FOUNDATIONS PVT. LTD.

Director

(iii) COMPANY PAN. NO : AAACF8818Q

(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 :

A/c. Holder name : M/s. Fairyland Foundations Pvt. Ltd.,

Bank/ Branch : AXIS BANK, VELACHERY BRANCH.

(v) Details of project land held by the applicant : Developing Layout of House sites in **FAIRYLAND'S AGRIYA** (12481 Sq.mt of approved area and 4792 sq.mt. of land gifted for roads 81 sq.mt of land gifted for Public purpose (TANGEDCO & LOCALBODY) area and 785 Sq.mt., of land for Park (OSR) situated at Ottiambakkam Village, Chengelpet District, Tambaram Taluk Tamil Nadu;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: Got Approval from CMDA under process

(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.

Sai Amaranta – Building Plans Approved by Greater Chennai Corporation at Pallikaranai, Chennai in the year 2015 & Tellus Avenue Layout – approved by CMDA & RERA Ottiambakkam Village in the year 2017 and handed over in 2018 and Tellus Avenue Layout PP plots in the year 2018 and handed over in 2019.

(viii) Agency to take up external development works : Self Development;

(ix) Registration fee by way of a External Transfer dated on **31.10.2020 drawn on Indian Bank bearing No.. 012426969** for an amount of **Rs.30055/-** calculated as per sub-rule (3) of rule3; (copy attached)

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

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

(i) authenticated copy of the PAN card of the promoter;

For FAIRYLAND FOUNDATIONS PVT. LTD.

Director

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

(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;

(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 : Till date E.C. attached.

(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.

(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 : Layout Plan Attached.

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof : Tar roads, Outer boundary fencing, s and Entrance Arch

(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 : Google map attached

(ix) a declaration in FORM 'B' : Attached

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

Dated:

Place: CHENNAI

Yours faithfully,

For FAIRYLAND FOUNDATIONS PVT. LTD.,

Director

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.