

RE

REGULATORY RECORD

RERA Document

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CHENNAI RESIDENTIAL DEVELOPERS PVT. LTD.

(1)



FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
Real Estate Regulatory Authority,
Chennai

Sir, I/We hereby apply for the grant of registration of my/our project **ETERNITY Phase II** to be set up at SR.Nos: 64/2A2, 64/2B2, 64/2C, 64/3B, 64/6, 65/5Bpt, 66/1Bpt & 83/1B Taluk: **POONAMALLEE** District: **THIRUVALLUR** State: **TAMILNADU**.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; **Company**,
- (ii) In case of firm / societies / trust / company / limited liability Partnership / competent authority:

Name	M/s CHENNAI RESIDENTIAL DEVELOPERS PVT LTD.,
Address	NO.36/1, Gandhi Madapam Road, Kotturpuram, Chennai - 600085
Copy of registration certificate	U70109KA2006PTC039758
Main objects	Copy of MOA and AOA Enclosed

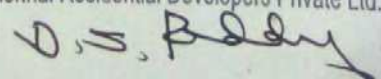
For Chennai Residential Developers Private Ltd.

Authorized Signatory

Name, photograph and address of chairman of the governing body / partners / directors etc.

SL. No	Name, Address and contact details of Promoters	PHOTO
1.	Mr.MANOJ SAI NAMBURU Chairman & Managing Director Plot No, 'A' No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai - 600 085. Contact No : 044 - 4354 6999 Mobile : 9941525555 Mail ID: manojisai@alliancein.com	
2.	Mr. SUNEEL BOMMIREDDY Vice Chairman No. 85, Karthik Nagar, Marathahalli, KR Puram, Outer Ring Road, Bangalore - 560 037. Contact No : 080 - 4111 4999 Mobile : 9900932222 Mail ID: suneel@alliancein.com	

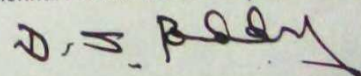
For Chennai Residential Developers Private Ltd.



Authorized Signatory

PAN No	AACCT4639D CHENNAI RESIDENTIAL DEVELOPERS PRIVATE LIMITED
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	Current Ac:5213088692 Kotak Mahindra Bank Ltd, 27BKC Bandra kurla Complex, 3 rd Floor, Mumbai-400 051
Details of project land held by the applicant	Survey NO. SR.Nos: 64/2A2, 64/2B2, 64/2C, 64/3B, 64/6, 65/5Bpt, 66/1Bpt & 83/1, Chembarambakkam Village (Formerly Nedunchery Village), POONAMALLEE Taluk, THIRUVALLUR District.
Details of Approval obtained from Various Competent Authorities for commencing the Project	1 Set of CMDA Layout approved Plans Enclosed
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.	Eternity Phase I Layout RERA NO: TN/02/LAYOUT/0103/2019 Dtd: 27.07.2019 CMDA Vide Ltr No: L1/20921/2018-1 Dtd: 02.04.2019 TTP Vide Ltr No. 44/2019/A1 Dtd: 01.07.2019 PROJECT COMPLETED
Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development	Self-Development

For Chennai Residential Developers Private Ltd.



Authorized Signatory

Registration fee by way of a demand draft dated _____ drawn on _____ bearing no. _____ for an amount of Rs. _____/-calculated as per sub- rule (3) of rule 3	Copy Enclosed
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Any other information the applicant may like to furnish.	_____
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2. I/we enclose the following documents in triplicate, namely:-

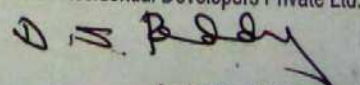
Authenticated copy of the PAN card of the promoter.	AACCT4639D CHENNAI RESIDENTIAL DEVELOPERS PRIVATE LIMITED
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Audited balance sheet of the promoter for the financial year	Copy Enclosed
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Copy of the 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	Sale Deed Enclosed
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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	Copy of EC Enclosed
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For Chennai Residential Developers Private Ltd.


 Authorized Signatory

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

Own Development

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

Copy of Planning Permit and CMDA Approved Plans Enclosed

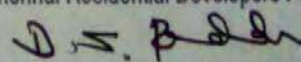
The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority

Copy Enclosed

The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including (A) Fire-fighting facilities, (B) Drinking water facilities, (C) solid and liquid waste management, (D) emergency evacuation services, (E) use of renewable energy

NA

For Chennai Residential Developers P



Authorized S

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	Copy Enclosed
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Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Sale Agreement draft Enclosed
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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	NA
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The number and areas of covered parking available in the project	NA
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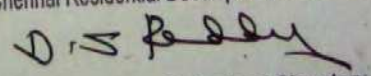
The number of open parking areas available in the project	NA
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Details of Undivided Shares pertaining to the project	NA
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The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	NA
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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	Copy Enclosed
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For Chennai Residential Developers Private Ltd.


Authorized Signatory

A declaration in FORM 'B'.	Enclosed
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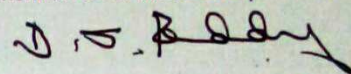
I/We solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Dated:22.05.2020

Place: Chennai

Yours faithfully
Signature and seal of the applicant(s)

For Chennai Residential Developers Private Ltd.



Authorized Signatory

CHENNAI RESIDENTIAL DEVELOPERS PVT. LTD.

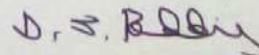
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DETAILS OF LAST FIVE YEARS PROJECTS LAUNCHED BY THE PROMOTER

SITE ADDRESS	SR.No: 66/1B, 66/2A, 66/2B, 66/3, 67/1, 67/2, 67/3, 68/8, 68/9A, 68/9B & 68/10., Chembarambakkam Village (Formerly Neduncherry Village), Poonamallee taluk, Thiruvallur district
PROJECT DETAILS	
COMPANY NAME	M/s CHENNAI RESIDENTIAL DEVELOPERS PVT LTD.,
PROJECT NAME	Eternity Phase I Layout
APPROVAL DETAILS	RERA NO: TN/02/LAYOUT/0103/2019 Dtd:27.07.2019 CMDA Vide Ltr No:L1/20921/2018-1 Dtd:02.04.2019 TTP Vide Ltr No.44/2019/A1 Dtd:01.07.2019
STATUS OF THE PROJECT	COMPLETED
CASE PENDING , IF ANY	Nil
TYPE OF LAND	SELF DEVELOPMENT
PAYMENT PENDING	—

For Chennai Residential Developers Pvt. Ltd.


Authorised Signatory

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

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

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

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.

