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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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 Lay-out of land for Residential purpose totally measuring 9.88 Acres (39990.0 Sq.m) comprised in S.Nos.127/2A1,127/2A2,127/2B1,127/2B2,127/2C,128/2A,128/2B,128/3A,128/3B,128/4A,128/4B,128/4C,128/4D,128/5,128/6A,128/6B,128/6C,128/7,128/9,128/10,128/11,133/3A,134/1A,134/7,134/8,134/9A,134/12A,134/12B,134/12D,134/12E,134/13,134/14,134/15,134/16,134/17,134/19,134/20,134/21,134/22,134/23A,134/23B,134/24A,134/24B,134/25A,134/25B,134/25C1,134/25C2,134/25D,134/26A1,134/26A2,134/26B,136/1A,136/1B,136/2,136/4,136/5,136/6A,136/6B,136/7,136/8,136/9A,136/9B,136/10A,136/10B,136/11A,136/11B,136/12,137/1,137/3,137/4,137/6,138/1,138/2,139/1A,139/1B,139/2A,139/2B,139/3,139/4,139/5,139/6,139/8A,139/8B,139/9,139/12,139/13A,139/13C,139/14,139/16,139/17,139/18,139/19,142/1,142/2,142/3,142/4,143/1,143/2,143/3,143/4,143/5,143/6,143/7,143/8,143/9,143/10,143/11,143/12,143/13,143/14A,143/15 and 143/16A at "ADITYARAM SIGNATURE CITY , PHASE - II" situated at Saluvankuppam Village, Thiruporur Taluk, Chengelpet District.

The requisite particulars are as under:-	
(i) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	**1st Applicant : Individual**
Name:	Mrs.Amani Adityaram Power of Attorney Agent of M/s.Indusind Bank Ltd
Name of the Spouse	Mr.P.Adityaram
Occupation	NIL
Address	No.53, CLRI Nagar, 1st Main Road, Neelankarai, Chennai - 600041
Contact No.	9087871168
Email I.D.	adityaramgroup@gmail.com
(i) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	**2nd Applicant: Company**

For ADITYARAM PROPERTIES (P) LTD.

Chairman & Managing Director

P. Amani Adityaram

Name:	M/s.Adityaram Properties Pvt Ltd.,
Address:	No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600119
Contact No.	9840919543
Email I.D.	adityaramgroup@gmail.com
Copy of the Registration Certificate	Attached Separately
Main Objects	Attached Separately
Name, Photograph and address of chairman of the governing body	Attached Separately
Photograph	Attached Separately
Particulars of PAN NO.	1st Applicant: AACPA0295M 2nd Applicant: AAACB2216N
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	Name:HDFC BANK LTD Address: Shop No.3, 'Shop in a Park' VGP Golden Beach, South Part I, Sea Cliff Avenue, ECR, Akkarai, Chennai - 600119
Details of the project land held by the Applicants	Residential Lay-out comprised in various Survey Numbers 127/2A1 and 111 others, situated at Saluvankuppam Village, Thiruporur Taluk, Chengelpet District.
Extent of the Land in Sq.m	39990. Sq.m
Details of Approved obtained from various Competed Authorities for commencing the Project	DTCP Lay-out bearing No.74/2021
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 case pending, details of type of land and payments pending etc.	Attached Separately
Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/ Self Development	Self Development (Already Completed)
Registration fee calculated as per sub-rule (3) of rule 3	Rs.1,10,583/- is remitted into the Current Account No.6543057988 of Tamil Nadu Real Estate Regulatory Authority (TNRERA)

For ADITYARAM PROPERTIES (P) LTD.

Chairman & Managing Director

P. Amarnath Adityaram

Any other information the applicant may like to furnish	NIL
2. We enclosed the following Documents	
Authenticate copy of the PAN card of the promoter;	Attached Separately
Audited balance sheet of the promoter for the preceding financial year	Attached Separately
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	Enclosed
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;	Enclosed
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;	NIL
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;	Attached Separately
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 Separately
The pan 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;	Project already completed
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

For ADITYARAM PROPERTIES (P) LTD.

Chairman & Managing Director

P. AmaniAdityaram

Profoma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees;	Attached
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
The number and areas of covered parking available in the project;	Not Applicable
The number of open parking areas available in the projects;	Not Applicable
Details of undivided shares pertaining to the project;	Not Applicable
The names, addresses, phone numbers, emails ids and registration details of real estate agents, if any, for the proposed project;	Not Applicable
The names, addresses, phone numbers, emails 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 associate with the development of the proposed project;	Not Applicable
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.

Dated: 11 .06.2021
Place: Chennai.

Yours faithfully,

For ADITYARAM PROPERTIES (P) LTD.

Chairman & Managing Director

P. Amani Adityaram

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.