

RE

REGULATORY RECORD

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Contact Person
V. Jaganathan
mob. 98410
58158

Form A
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Chennai

Sirs,

I/We hereby apply for the grant of registration of our project "**ARIHANT MAGNOLIA WOODS**" at Navalur Village,
Thirupporur Taluk, Chengalpet District - 603103 Tamil Nadu.

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 individual	
(a)	Name	
(b)	Fathers' name	
(c)	Occupation	Not Applicable
(d)	Permanent address	
(e)	Photograph	
	OR	
	In case of firm / societies / trust / companies / limited liability partnership / competent authority	Companies
(a)	Name	VARENIA CONSTRUCTIONS LIMITED
(b)	Address & Tel No	New No.3, Old No.25, Ganapathy Colony 3rd Street, Teynampet, Chennai - 600018. Tel No.044-422-44444
(c)	Copy of registration certificate	<i>Refer Annexure</i>
(d)	Main objects	<i>Promotion of Residential apartments</i>
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	<i>Refer Annexure</i>
		
		Mr.N.Vimal Lunawath (Director) S/o.Late Shri. Navratan Lunawath No.25, Ganapathy Colony, 3rd Street, Teynampet, Ch-18

For VARENIA CONSTRUCTIONS LTD.



Director

(iii)	PAN No	AACCV3400A
(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	
	- Bank name	HDFC BANK LTD
	- Branch name	ITC CENTRE, Anna Salai, Chennai
	- IFSC code	HDFC0000004
	- Account number	"57500000679216"
	- Bank address	Hdfc Bank Ltd, 759-ITC Centre, Anna Salai, Opp T.V.S Chennai - 600002
(v)	Details of project land held by the applicant	S.No.200 - 0.30 Cents; S.No.201 - 0.41 Cents; S.No.202/1 - 0.56 Cents; S.No.202/2 - 0.87 Cents; S.No.214/2C - 0.04 Cents; S.No.215/2C1 - 0.055 Cents; altogether in totaling to an extent of 2 Acre and 23 Cents, situated at Navalur Village, Thirupporur Taluk, Chengalpet District.
	- Plot bearing no / CTS no / survey no / final plot no	1 to 53 plots
	- Area (in sq mtrs)	6170.84 Sq m
	- Any other relevant detail	NIL
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	1) DTCP (Chengalpet) approval letter vide Na.Ka.No.3091/2020, dated 18.06.2021. 2) Special Officer, Navalur Panchayat Union, Thirupporur letter vide Na.Ka.No.2657/2021/A1 dated 02.07.2021. 3) Approved Plan No. 25/2021, Dated 02.07.2021.
(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.	Not Applicable (First Project)
(viii)	Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	Self Development
(ix)	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	Refer Annexure
(x)	Any other information the applicant may like to furnish.	No
2.	I/we enclose the following documents in triplicate, namely:-	
(i)	authenticated copy of the PAN card of the promoter;	Refer Annexure
(ii)	audited balance sheet of the promoter for the preceding financial year.	Refer Annexure

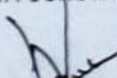
For VARENYA CONSTRUCTIONS LTD.



Director

(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	The Land was absolutely owned by the Promoter and the Copy of Sale Deed Doc.No.9508/2021 at SRO. Thirupporur is attached. The subject land has been obtained approval in the year 2021 vide approval No.25/2021 issued by DTCP, Chengalpet. Copy Attached
(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;	Refer Annexure
(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;	Not Applicable
	(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;	Not Applicable
(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;	Approved Plan is attached
(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
(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;	Refer Annexure

For VARENYA CONSTRUCTIONS LTD.



Director

(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Not Applicable
(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	Refer Annexure

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

Dated: 08-07-2021
Place: Chennai

For VARENIA CONSTRUCTIONS LTD.



Director

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

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