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RE REGULATORY RECORD

RERA Document

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3/350/2 Mettukuppam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Arihant
memorable spaces

Arihant Foundations & Housing Limited
New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

Date: 30th October 2025

To
The Tamil Nadu Real Estate Regulatory Authority
1st Floor, Thalamuthu Natarajan Maaligai
No.1, Gandhi Irwin Road, Egmore
Chennai – 600 008

Dear Sir/Madam,

Sub: Application for Project Registration with TNRERA – *"Arihant Vivriti"* – for Landowners' Share

We, *Arihant Foundations & Housing Limited*, are developing a residential project comprising *Stilt + 3 Floors (Height – 13.00 m)* with *12 dwelling units* at *Plot No. 606, VOC Street, off Old Mahabalipuram Road, Kottivakkam, Chennai – 600 041*, comprised in *Old S.Nos. 278/10A, 278/10B (then S.Nos. 278/10A3 & 278/10B3 and as per Patta S.Nos. 278/10A3A, 278/10A3B1, 278/10A3B2, 278/10B3A, 278/10B3B1 & 278/10B3B2)* of *Kottivakkam Village*, within the limits of the *Greater Chennai Corporation*.

We wish to inform you that the *Developer's Share* of the above project has already been registered under **TNRERA Certificate No. TN/29/Building/0560/2024**, dated **05.12.2024**.

We are now submitting our application for registration of the *Landowners' Share of Units*. We request you to kindly process the same and issue the **Form C / Registration Certificate** within the stipulated period.

Please note that all requisite documents have been submitted online along with this application.

Should you require any further information or clarification, please feel free to contact us.

Thanking you,

Yours faithfully,
For Arihant Foundations & Housing Limited

Authorized Signatory

Arihant Foundations and Housing Ltd. Chennai 600018

File No: TNRERA/PBF/0629/2024

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/29/Building/0560/2024 dated 05.12.2024

Project Name: Arihant Vivriti

Project Details & Address:

Registration of Developers of Share of Flat No. 1 in1st Floor, Flat No 3 ,4 in 2nd Floor, Flat No 1, 2, 3, 4 in 3rd Floor (7 Flats) in Stilt floor + 3 floors Residential Building with 12 dwelling units at Plot No.606, VOC Street Off Old Mahabalipuram Road, Kottivakkam, Chennai comprised in Old S.Nos.278/10A & 278/10B, (Then Survey Nos.278/10A3 & 278/10B3 & as per patta Survey Nos.278/10A3A, 278/10A3B1,278/10A3B2, 278/10B3A, 278/10B3B1 and 278/10B3B2 of Kottivakkam Village Chennai District. CMDA issued planning permission in Letter No. OL-PP/NHRB/0246/2024, in Letter No. CMDA/PP/NHRB/0060/2024 Dated: 30-05-2024. The Greater Chennai Corporation issued building permission in Letter No. CEBA/WDCN14/00306/2024, Dated: 02/07/2024.

Applicant:

1 M/s.Arihant Foundations & Housing Ltd

Door No. NEW NO.3 & OLD NO.25, Ganapathy Colony 3rd Street, off Cenotaph Road, Teynampet,
Chennai,
Chennai Taluk,
Chennai District - 600018

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III.The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV.The registration shall be valid till **31-12-2027** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VII.This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII.All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

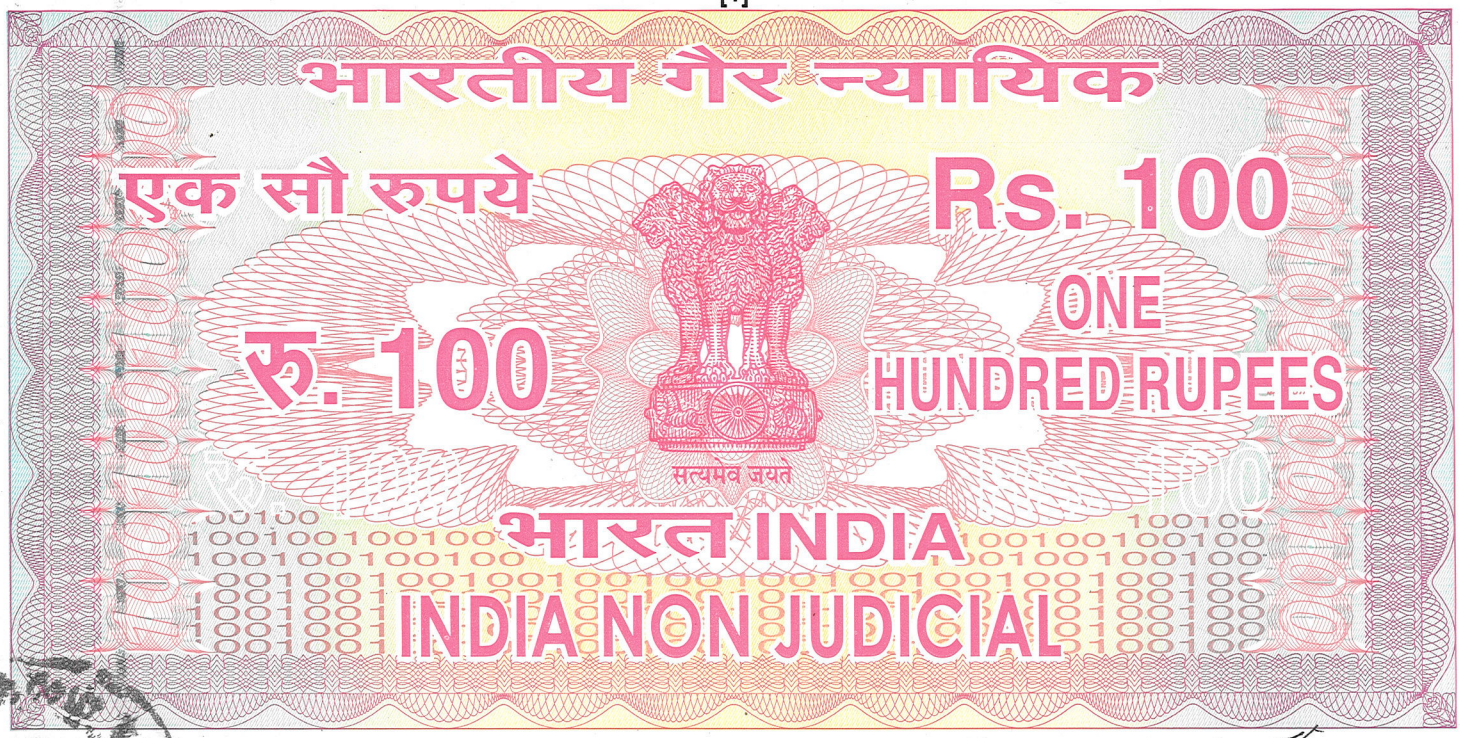
1. Bank Name & Branch: **ICICI Bank, Adyar, Chennai, Tamil Nadu.**
   Account Number : **777705199509**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:05.12.2024
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)



தமிழ்நாடு तमिलनाडु TAMILNADU

02 AUG 2025

M/s. ARIHANT FOUNDATIONS & HOUSING LTD
CHENNAI – 600 018

ED 886423
S. AYATH BASHA
STAMP VENDOR
L.NO.3 / அ3 / 2000
No: 43, SEETHAMMAL ROA
TEYNAMPET, CHENNAI - 1
Phone: 9841640694

FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

This **AFFIDAVIT CUM DECLARATION** is executed at **CHENNAI** on this the **24TH** day of **OCTOBER 2025 : BY**

(1) M/s.ARIHANT FOUNDATIONS & HOUSING LTD, represented by its Director **Mr.Vimal Lunawath,** S/o.Late Shri. Navratan Lunawath, having its registered office at New No.3, Old No.25, Ganapathy Colony 3rd Lane, Off. Cenotaph Road, Teynampet, Chennai – 600018; [*hereinafter referred as* **PROMOTER**]

(2) (a).Mrs.SUDHA RAMRAJ, W/o.Mr.J.Ramraj, (b).Mrs.SUMITHRA AJITH, W/o.Mr.K.Ajith, (c).Mr.Raja, S/o.Mr.D.Chandrasekaran, (d).Mrs.Jayalakshmi, W/o.Mr.C.Raja [*hereinafter referred as* **LANDOWNERS**]

a) R. Sudha
b) [illegible]
c) C. Raja
d) R. Jayalakshmi

For **Arihant Foundations & Housing Ltd**

PROMOTER

Director

of the proposed Residential project "ARIHANT VIVRITI", Construction of stilt floor + 3 floors (Height – 13.00M) residential building with 12 dwelling units at Plot No.606, VOC Street, off Old Mahabalipuram Road, Kottivakkam, Chennai – 600041, comprised in Old S.Nos.278/10A, 278/10B, (Then Survey Nos.278/10A3 & 278/10B3 & As Per Patta Survey Nos.278/10A3A, 278/10A3B1, 278/10A3B2, 278/10B3A, 278/10B3B1 & 278/10B3B2 of Kottivakkam Village within the limit of Greater Chennai Corporation.

We the landowners and the promoter are jointly developing the residential apartment in the said project land, and we hereby authorize M/s.Arihant Foundations & Housing Limited duly represented by its Director Mr. Vimal Lunawath, [Promoter herein] acting on behalf of us in the following manner:

1. That the **LANDOWNERS** possesses a legal title to the land, on which the **PROMOTER** and the **LANDOWNERS** jointly developing the residential apartment as per the approvals which is under progress.

2. That the said land is free from all encumbrances.

3. That the time period within which this residential project shall be completed by the PROMOTER on or before **31ST DECEMBER 2027**.

4. That seventy per cent of the amounts realized by us for the real estate project from the **ALLOTTEES**, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

6. That the **PROMOTER** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That the **PROMOTER** shall take all the pending approvals on time, from the competent authorities.

8. That the **PROMOTER** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the **PROMOTER** shall not discriminate against any ALLOTTEE at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

a) R. Sandhya

b) Lalit Agith

c) C. Rajesh

d) R. Jayalakshmi.

For **Arihant Foundations & Housing Ltd**

Director

PROMOTER

VERIFICATION

The contents of my above **AFFIDAVIT CUM DECLARATION** are true and correct to the best of my knowledge and nothing material has been concealed by us there from.

Verified by us at Chennai on this 24th day of OCTOBER 2025.

a) R. Sandhya

b)

c) C. Rajesh

d) R. Jayalakshmi.

For **Arihant Foundations & Housing Ltd**

Director

PROMOTER

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

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.