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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
Tamil Nadu Real Estate Regulatory Authority (TN RERA)
Block II CMDA, Thalamuthu Natarajan Maaligai
No.1, Gandhi Irwin Road, Egmore, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of our project named **"INDUS ARBOUR" Commercial cum Residential Building with 1 Unit at Old No.23, New No.9, Plot No.4363, X Block, 5th Street, Anna Nagar West, Chennai – 600 040, comprised in Old Survey No.92 Part, R.S.No.92/2 Part, T.S.No.584, Block No.2, Ward No.1, Mullam Village, Aminjikarai Taluk, Chennai District, Tamil Nadu**

1. 1. The requisite particulars are as under:-

i. (i) Status of the applicant, whether **individual** / Company / pro societies / partnership firm / competent authority;

ii. (ii) In case of individual –



(a)	Name	-	**Dr.T.KUMAR MEHRA**
(b)	Husband's Name	-	**Mr.T.K.Mehra**
(c)	Permanent address	-	**No.49/163, XII, FI-1, CCB, 121, B Block DLF Ethiraj Salai, Egmore, Chennai - 8**
(d)	Mobile No	-	**98410 2390**
(e)	Email	-	**CkHospital17@gmail.com**

r



(a)	Name	-	**Mrs.RIMA K MEHRA**
(b)	Husband's Name	-	**Dr.T Kumar Mehra**
(c)	Permanent address	-	**No.49/163, XII, FI-1, CCB, 121, B Block DLF Ethiraj Salai, Egmore, Chennai - 8**
(d)	Mobile No	-	**98410 2390**
(e)	Email	-	**kumarrima82@gmail.com**



(a)	Name	-	**Mr.K.N.CHANDAN**
(b)	Husband's Name	-	**Mr.Naren R**
(c)	Permanent address	-	**No.45, W Block, 7th Street, Anna Nagar Chennai – 600 040.**
(d)	Mobile No	-	**89254 70544**
(e)	Email	-	**ckattanaren@gamail.com**

OR

In case of firm / societies / trust / **companies** / limited liability partnership / competent authority -

(iii) **PAN No.** ; **Attached**

(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 ;– **COMPLETION CERTIFICATE FROM CMDA IS ENCLOSED**

(v) Details of project land held by the applicant ; **OWNER**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project ;

- **PLANNING PERMISSION APPROVAL LETTER - ENCLOSED**
- **PLANNING PERMIT - ENCLOSED**
- **ONE SET OF APPROVED PLAN WITH LOCAL BODY SEAL - ENCLOSED**
- **BUILDING PERMIT - ENCLOSED**

(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. **ENCLOSED**

(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 for an amount of Rs.28,000/- calculated as per sub-rule (3) of rule 3**;

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

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter; - **ENCLOSED**

(ii) Audited Balance Sheet of the promoter for the preceding financial year; - **ENCLOSED**

(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; **DOCUMENTS ARE ENCLOSED**

(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; - **NIL**

(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) 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; - **ENCLOSED**

(vii) 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; **CMDA AND THE LOCAL BODY IS GREATER CHENNAI CORPORATION.**

(viii) 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; - ENCLOSED**

(ix) 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; **ENCLOSED**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **ENCLOSED**

(xi) 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; - **ENCLOSED**

(xii) the number and areas of covered parking available in the project; **ENCLOSED** the number of open parking areas available in the project; **NIL.**

(xiii) Details of Undivided Shares pertaining to the project; **ENCLOSED**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NIL**

(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 – **ENCLOSED.**

(xvi) a declaration in FORM 'B'. **ENCLOSED**

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

Dated: **20/02/2024**
Place: **CHENNAI**

Yours faithfully,
Signature and seal of the applicant(s)



தமிழ்நாடு तमिलनाडु TAMIL NADU

25AC 644898

Dr. Kumar Mehra & others

K. MAHALAKSHMI
S/o. L. No. 2010/2/05
New No.11, Old No.8, 2nd Street,
M... ...pet,
Chennai-31, Cell: 98928 95090

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05-2023

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **1.Dr.KUMAR MEHRA, 2.Mrs.RIMA K MEHRA AND 3.Mr.K N CHANDAN,** Owners of the proposed project and we, **1. Dr.T.KUMAR MEHRA, aged about 68 years, Son of Mr.T.K.Mehra, 2. Mrs.RIMA K MEHRA, aged about 62 Years, Wife of Dr.T Kumar Mehra, and 3. Mr.K.N.CHANDAN, Son of Mr.Naren R Land Owner of the Project "INDUS ARBOUR" Commercial cum Residential Building with 1 Unit at Old No.23, New No.9, Plot No.4363, X Block, 5th Street, Anna Nagar West, Chennai – 600 040, comprised in Old Survey No.92 Part, R.S.No.92/2 Part, T.S.No.584, Block No.2, Ward No.1, Mullam Village, Aminjikarai Taluk, Chennai District, Tamil Nadu,** do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT IS PROPOSED

OR

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.

OR

Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **Completed.**

4. **That seventy per cent** of the amounts realised by me/promoter 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, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority

6. That I / 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / 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.

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this **20th February 2024.**

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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