

FORM 'A'
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road,
Chennai Metropolitan Development Authority Bldg,
IIIrd Floor, East Wing, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at S.No. 272/2, T.S. No.45/1, Block No-48, Konnur Village, Perambur Taluk, Greater Chennai Corporation Zone-VIII , Division-94 situated at North Jaganathan Nagar 2nd street, Jaganathan Nagar, II Main Road, Rajamangalam, Villivakkam, Chennai – 600 049 in approved Layout No. SD/WDCN08/00335/2016, dt. 05.01.2018 in plot No. 1/3, 2/3, 2/4, 2/5,& 3/3,.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / Partnership firm / competent authority;
- (ii) In case of individual – **N.A.**
- (a) Name -- **N.A.**
- (b) Father's Name – **N.A.**
- (c) Occupation – **N.A.**
- (d) Permanent address – **N.A.**
- (e) Photograph – **N.A.**

OR

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

(a) Name : **Jain Housing & Constructions Limited**

(b) Address : **98/99, Habibullah Road, T. Nagar, Chennai 600 017.**

(c) Copy of registration certificate : **Attached as ref. 1**

(d) Main objects : **Flat Promoters, & Land developers**

(e) Name, photograph and address of : **Attached as Ref. 2**
Chairman of the governing body /
Partners / directors etc.

(iii) PAN No. : **Attached as Ref. 3.**

(iv) Name and address of the bank banker with which account in terms of section 4 (2)

Dedicated Account has been opened with M/s. ICICI Bank Ltd., and the original letter has already been submitted. A copy of the same is enclosed as Ref. 3[i]

(l) (D) of the Act will be maintained

ICICI Bank, T.Nagar, A/C No. 777705 – 224455 / Jain Housing & Constructions Limited/Jains Abhineet.

(v) Details of project land held by the applicant

The present submission is towards Registration of residential project namely, Jains ABHINEET, We are submitting revised RERA Registration for 5 Blocks (out of 28 registered blocks), on Plot Nos. 1/3, 2/3, 2/4, 2/5, 3/3 respectively, comprising development and marketing of 20 flats, covering 1552.26 sq.mtr carpet Area and total area of 2313.06 sq. mtrs (comprising of Carpet Area + Balcony + proportionate share in common Area) with provisions of 20 Nos. of car parking.

S. No	Plot No	Plot Extent (Sq.mt)	Approved FSI (Sq.mt)	Number of Apartments	No of Car Park	Planning Permit	Building Permit
3	1/3	289.34	388.88	4	4	WDCN08/03147/2018	BA/WDCN08/03064/2018
12	2/3	281.26	379.66	4	4	WDCN08/03162/2018	BA/WDCN08/03063/2018
13	2/4	281.26	379.66	4	4	WDCN08/03134/2018	BA/WDCN08/03065/2018
14	2/5	279.14	375.38	4	4	WDCN08/03170/2018	BA/WDCN08/03062/2018
20	3/3	283.83	385.56	4	4	WDCN08/03141/2018	BA/WDCN08/03061/2018
	Total	1414.83	1909.14	20	20	--	--

(vi) 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.

The required details are attached as Ref. 4

(vii) Agency to take up external development works

Greater Chennai Corporation, CMWSSB and Tamil Nadu Electricity Generation & Distribution Co. Ltd. (TANGEDCO).

(viii) **Registration fee by way of a demand draft dated 12/7/2017 drawn on The Karur Vysya Bank Ltd. Chennai - 600 017 bearing no.812704 for an amount of Rs. 48000/- calculated as per sub-rule (3) of rule 3;**

Attached as Ref No- 5

(ix) 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

Attached Ref. as 3

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years

Attached Ref. as 6

(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.

Copy of Government Pleader is attached herewith as Ref. 7.

(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

No Encumbrances, Copy of EC attached as Ref.8

(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;

The applicant had entered into joint development with Land Owners M/s IAEC Industries (Madras) Ltd. Chennai. A copy of the Joint Development Agreement is enclosed as Ref. 9 and Patta copy as Ref. 10.

(vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the Competent authority for each of such phases.

The following documents are attached:

- **Planning Permit – Ref. No.12**
- **Building Permit – Ref. No.13**

(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.

The Planning Permit (PP) and Building Permit (BP) has been accorded by Greater Chennai Corporation, for development of 28 blocks. In support of this, the following documents are attached:

- **Copy of Approved Sub-division plan – Ref. no.14**
- **Copy of Approved Building plan – Ref.No.15**

The specification of the project is attached herewith as ref.16.

(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, emergency evacuation services, use of renewable energy;

- **Water Supply: Metro Water by CMWSSB & Bore Well water**
- **Sewage Disposal – Through Drainage, CMWSSB**
- **Solid Waste Disposal (Garbage) will be collected from Apartments and disposed through Corporation.**
- **Renewable energy: NA**

- **Fire Fighting (For MSB) – N.A.**
- **Emergency evacuation Services (For MSB) : N.A.**

(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

Front : 13.111485, 80.2051828

Back : 13.112058, 80.2052108

<https://goo.gl/maps/3NgSD1iBAyD2>

Google image of the site is attached as **ref.No. 17**

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

Agreement for sale attached as Ref. 18
Construction Agreement attached as Ref. 19
Allotment letter attached as Ref. 20

(xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

Statement attached as Ref. 21.

(xii) The number and areas of garage for sale in the project;

87 Nos. of car parking's in this project in various blocks, Statement attached as Ref. 21

(xiii) The number of open parking areas available in the real estate project;

NIL

(xiv) The names and addresses of his real estate agents, if any, for the proposed Project.

Yet to be appointed

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

Architect : Bhagiyashree : No.1, Kasthuri complex, CLC works Road, New Colony, Chrompet, Chennai -44 , MCA No. 28057, Mobile No. 8610025807.

**Structural: Viqar Ahamed - No. 48, Barkit Road, Kilpauk, Chennai – 600 010
License No. 1865- Greater Chennai Corporation, Mobile No. 9840055917**

Engineer: Silambarasan

Address : No. 98/99, Habibullah Road, T.Nagar, Chennai – 600 017.

Civil Contractors:

Self (Jain Housing & Constructions Ltd.)

(xvi) A declaration in FORM 'B'

Attached Herewith as Ref.22

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

Dated: 10/07/2018.

Place: Chennai.

Yours faithfully,

Signature and seal of the applicant(s)



Jain Housing & Constructions Ltd.

LIST OF PROJECT IN LAST FIVE YEARS

S.No.	Project Name	Address	District	Project Description	Current Status
1.	Jains Adwitiya	Located at Dunlop Quarters Road, Ambattur	Tiruvallur	Project consists of 252 dwelling units, spanning of S+4 floors, five blocks	Completed
2.	Jains Green Garden	Located at Kamarajar Road, Kodangiyur	Chennai	Project consists of 60 dwelling units, spanning of S+4 floors, four blocks	Completed
3.	Jains Devasena	Located at Marudham Nagar, Saravanampatti, coimbatore	Coimbatore	Project consists of 60 dwelling units, spanning of S+4 floors, one block	completed
4	Jains Akshit	Located at Marudham Nagar, Saravanampatti, coimbatore	Coimbatore	Project consists of 64 dwelling units, spanning of S+4 floors, three blocks	Work in progress
5.	Jains Avalon Spring	Located at Vallancherry Road, Potheri.	Chenglepattu	Project consists of 152 dwelling units, spanning of S+4 floors, four blocks	Work in progress

CIN : U45201TN1994PLC029036

Corporate Office : No.98/99, Habibullah Road, T. Nagar, Chennai - 600 017.

Ph : 044 - 4679 1111 Fax : 91-44-2461 3077

E-mail : enquiry@jainhousing.com Website : http://www.jainhousing.com