

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
1st Floor, No 1 A, Gandhi Irwin Bridge Road,
CMDA Building - Egmore
Chennai 600008

Sir,

We **Olympia Tech Park (Chennai) Private Limited**, hereby apply for the grant of registration of our project to be set up at

Olympia Opaline – Tower T1 (Crystal) & Tower T2 (Diamond)
Located at – No. 2, Rajiv Gandhi Salai (OMR)
Village No. 33, Navalur – Kancheepuram District, Chennai – 600130 - TN

1. The requisite particulars are as under:-
 - (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; - **COMPANY**

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

 - (a) Name : - **Olympia Tech Park (Chennai) Private Limited**
 - (b) Address: - **Plot No. 1, SIDCO INDUSTRIAL ESTATE, Guindy, Chennai - 600032**
 - (c) Copy of registration certificate – **Annexed Ahead**
 - (d) Main objects – **Annexed Ahead (MOM & AOA)**
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc. – **Annexed Ahead**
- (iii) PAN No. **AABCO8102F**;



- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained –**HDFC – Olympia Tech Park, Guindy, Chennai – 600032 (Banker Letter Attached Ahead)**;
- (v) Details of project land held by the applicant. (**Attached**)
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **Attached Ahead – (Planning Permit, Building Permit, Sanctioned Plan, Fire NOC, Environment Clearance)**
- (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. (**Attached Ahead**)
- (viii) Agency to take up external development works: - **Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) TNEB** will be the external authority to give power supply as per the norms.
- (ix) Registration Fee by way of **demand draft** dated **18th August, 2018**, drawn on **HDFC – RK Salai, Chennai 600004**, bearing no. **484 367**, for an amount of **Rs. 1, 39, 584 (One Lakh, Thirty Nine Thousand, Five Hundred and Eighty Four)** calculated as per sub-rule (3) of rule 3 – **Calculation Sheet Annexed**
- (x) Any other information the applicant may like to furnish.

The Developer is intending to allot additional car parking in the available open space surrounding the Tower T1 & T2 (Drawing Attached in Annexure and ACAD in CD Copy).

The Developer will be allocating such additional car parking spaces to prospective customer of Opaline. The proposed sketch of demarcating the additional car parking space is annexed as Annexure to this application. (Annexed Proposed Car Parking Drawing)



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

- (i) authenticated copy of the PAN card of the promoter; **(Attached)**
- (ii) audited balance sheet of the promoter for the preceding financial year; **(Attached)**
- (iii) copy of the legal title deed **(Patta copy & Link Document Attached)** 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; **(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; **NA (EC Copy Latest Attached)**
- (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)**

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)**

- (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; **(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; **(Attached)**
- (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; **(Attached)**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **(Attached)**
- (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; **(Attached Area Statement)**
- (xi) The number covered parking and area available in the project; **44 Nos (1282.87 Sq Mt)**
(Car Parking Drawing Attached)
- (xii) The number of open parking areas available in the project; **108 Nos (260 Sq Mt)**
(Car Parking Drawing Attached) (Also Refer Clause 1 (x) above)
- (xiii) Details of Undivided Shares pertaining to the project; **(Attached With Area Statement)**
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **(Attached)**
- (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; **(ATTACHED)**



(xvi) A declaration in FORM 'B'. (**Attached**)

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

Dated: 21st August, 2018

Place: Chennai

Yours faithfully,



Signature and seal of the applicant(s)

Mr. Rahul P Shukla

Authorised representative of Promoter

OLYMPIA TECH PARK (CHENNAI) PRIVATE LIMITED

Plot No. 1, SIDCO Industrial Estate, Guindy, Chennai - 600 032.

Phone : 4356 3773 / 4345 9600 Fax : 91-44-4356 3289

CIN : U45208TN2013PTC090266 GSTIN : 33AABCO8102F1ZX

DETAILS OF PROJECT LAND

PROJECT ADDRESS

Olympia Opaline
Tower T1 (Crystal) & Tower T2 (Diamond)
Survey No 28/1, No.2, Rajiv Gandhi Salai.
Navalur Village No. 33, Old Mahabalipuram Road,
Kancheepuram District,
Chennai 600130

TNRERA REGISTRATION APPLIED FOR

Tower T1 (Crystal) and Tower T2 (Diamond)

USAGE OF BUILDING

Residential

EXTENT OF LAND (EXTENT FOR WHICH FSI IS PERMITTED)

5634.457 Sq Meter



OLYMPIA TECH PARK (CHENNAI) PRIVATE LIMITED

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1 (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.

Olympia Tech Park Chennai Private Limited has launched Olympia Opaline Sequel at Navalur OMR which stands completed and occupied. The project was completed within time and is currently occupied by over 300 Families. This development was the Phase II development of existing larger development called Olympia Opaline in same location housing over 1200 Plus families.

Pending Cases: -

1. **O.S.No.323 of 2017** on the file of the District Munsif of Chengalpattu. The case is pending for trial.
2. **C.S.No.351 of 2017** on the file of the High Court of Judicature, Madras. After hearing both sides the Hon'ble court, on 26.06.2018 referred the suit in C.S.No.351/2017 to Arbitration as per Section of 8 of the Arbitration and Conciliation Act, 1996. The Plaintiff has filed an appeal against this order and it is not yet numbered, not yet taken on file i.e., **not yet listed for hearing**

