

125
FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

No.1, Gandhi-Irwin Road,

Egmore, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Alandur
Taluk Chennai District Tamil Nadu State

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 –

(a) Name

(b) Father's Name

© Occupation

(d) Permanent address

(e) Photograph

OR

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

(a) Name – M/s. Stellar developer

(b) Address – Orion Residential Building, Thiruvalluvar Nagar, Survey No. 470/2,
Balram Street, sriram gardens,
Manapakkam, Chennai – 600125.

© Copy of registration certificate – Enclosed (Reg. No. 33ZDPFS5616LIZL)

(d) Main objects – Developing of flats and layouts.

(e) Name, photograph and address of chairman of the governing body / partners / directors

etc. –

For **STELLAR DEVELOPER**

Sachin
Partner

Partner



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www.tnrera.org 4258

21/8/19
Ref to 330125 &
330125

Name: Mr. Sachin Manjunatha

Address: No.E8, IV floor, Godavari Street, River view Enclave,
Manapakkam, Chennai – 600125.

Mobile No:8939399068

Mail Id: statement@stellardeveloper.in



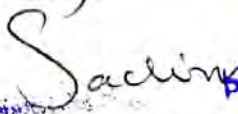
- (iii) PAN No. enclosed.
 - (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained enclosed.
 - (v) Details of project land held by the applicant enclosed.
 - (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project 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. List enclosed.
 - (viii) Agency to take up external development works enclosed Local Authority (exact Authority or any agreement to the Authority) / Self Development;
 - (ix) Registration fee by way of a demand draft dated _____ drawn on _____ bearing no. P19080618975858 for an amount of Rs. 96660/- calculated as per _____ sub-rule (3) of rule 3;
 - (x) Any other information the applicant may like to furnish.
2. I/We enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter.
 - (ii) audited balance sheet of the promoter for the preceding financial year;
 - (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 such title, if such land is owned by another person;

For **STELLAR DEVELOPER**
Sachin

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- (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;
- (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;
 - (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;
- (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;
- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;
- (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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

For STELLAR DEVELOPER


Sachin
Partner

- (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;
 - (xi) the number and areas of covered parking available in the project;
 - (xii) the number of open parking areas available in the project;
 - (xiii) Details of Undivided Shares pertaining to the project;
 - (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (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 person, if any associated with the development of the proposed project;
 - (xvi) a declaration in FORM 'B'.
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

Dated:

Place:

Yours faithfully,

Signature and seal of the applicant(s)

For STELLAR DEVELOPER

Sachin Partner

1. Water Supply

We are providing Bore water and Corporation water to the apartment.

2. Sewage Disposal

The sewage collected from the apartments are disposed to sewage treatment plant which are provided in our site.

3. Solid Waste Disposal

Collected Solid waste from the apartment will be disposed by Corporation workers.

4. Renewable Energy

We are providing solar panels as per approved drawing.

5. Fire Fighting

Fire fighting is not applicable for this project, since the project is not MSB.

For STELLAR DEVELOPER
Sachin Partner

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TO
TamilNadu Real Estate Regulatory Authority(TNRERA)
1st Floor, No.1A, Gandhi Irwin Bridge Road
Egmore, Chennai-600008

30.07.2019

Sub : List of Partners


Respected Sir/Madam,

List of Partners,

Please Find herein mentioned our company Partners details

- 1) **MR.P.RAMAMOORTHY**
S/O MR. Palanisamy
O.NO 12,13 N.NO 119 ,sixty Feet road ,
Kumarananthapuram 4 th Street Tirupur - 641602
Tamilnadu State.

For STELLAR DEVELOPER



Partner



Partner

- 2) **MR. SACHIN MANJUNATHA**
S/O MR. Manjunatha
No.E8, IV Floor, Godavari Street,
River View Enclave, Manapakkam
Chennai - 600125
Tamilnadu State.

For STELLAR DEVELOPER

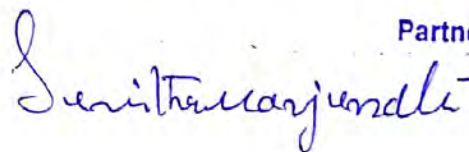

Partner



Partner

- 3) **Mrs.SUNEETHA MANJUNATHA**
W/O MR. Manjunatha
No.E8, IV Floor, Godavari Street,
River View Enclave, Manapakkam
Chennai - 600125
Tamilnadu State.

For STELLAR DEVELOPER


Partner




Partner

NO	COMPANY NAME	ADDRESS	CONTACT DETAILS
1	MB (EXPERIENCEQUALITY,TRUSTED) CIVIL ENGINEERS & CONTRACTORS Main Contractor M.B BASKARNATH PROPRIETOR	NO:93,Thirupathi Nagar 3 rd street Valasaravakkam,Chennai – 87.	Cell : 98940 30006, 93807 03336 Email: baskarnath@yahoo.in
2	Architect :N.Jothilakshmi Dia style Architect & Interior Designers	65,12 th Avenue,Ashok Nagar, Chennai -83	Ph : 044-24742967 Email : diastyle.architects@gmail.com
3	Structural Consultant Vignesh Consulting Engineers	Vel Amurtha towers,15/7 nallanamudali Street,Royapettah, Chennai -14	Cell : 9884365281 Email: vigneshchandran@yahoo.com
4	Plumbing Consultant RICH DESIGNERS Sabari Nathan Proprietor	#8/10,MurugesanStreet,Srinivasa Colony, Pallavaram, Chennai- 600043	Cell: 94442 22382 Email: admin@richdesigners.co.in
5	Electrical Consultant VBP DESIGNS INFRASTRUCTURE SERVICES,	NO7, Pushpa Nagar Main road, Nungambakkam Chennai-600034	Cell : 98410 86816 Email: info@vbpdesigns.com
6	T.J ENGINEERS (SOIL EXPLORATION & FOUNDATION DESIGN DIVISION)	T.J.HOUSE NO.4,Anna Nagar,1 st StreetVelachery,Chennai-42	Ph : 044-42334191 Email : tjengineers1998@gmail.com

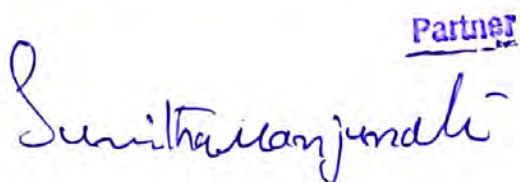
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