

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

APPLICATION FOR REGISTRATION OF PROJECT

3518

To

The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at Plot No. 18,19,20, Venkateswara Nagar, Masilamaneeswarar Street, Ambattur, Chennai - 600 053, Ambattur Taluk, Thiruvallur District, Tamil nadu.

2. 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 : Mr. S. MAHESH (AEGPS0265K)
(b) Father's Name : Mr. S.K.NAIR
(c) Occupation : BUSINESS
(d) Permanent address : Flat No. 2A, U-13, "U" - Block, 4th Main Road,
Anna nagar, Chennai - 600 040



(e) Photograph :

Cont no: 9840148428

Email id: Smahesh9990@gmail.com

(X)


For RAHUL ASSOCIATES

Proprietor

OR

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

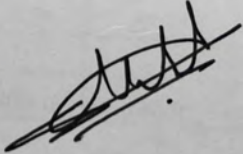
- (a) Name : M/s Rahul Associates
- (b) Address : AA-117, Shanthi colony, Anna nagar,
- (c) Copy of registration certificate: NA (Attached - GSTIN Certificate)
- (d) Main objects : The Main objective of the organization is Promoting and developing residential and commercial buildings in Chennai and Tamil nadu.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

SINO	NAME OF THE PROPRIETOR	ADDRESS	PHOTO
1.	Mr. R.R. SHRIDHAR	AM-16/55, 2976 D, 14 th Main Road, Anna nagar, Chennai - 600 040. Mob: 9841576076 Email Id: rrs_0009@yahoo.co.in	

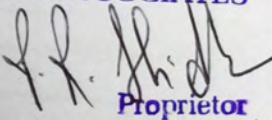
(iii) PAN No.: AASPS2246N

(i) 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:

Escrow A/c No: 4912000100301501
IFSC Code: KARB0000491
Karnataka bank, Anna nagar Branch,
Chennai - 600 040.

(X) 

For RAHUL ASSOCIATES

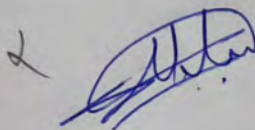

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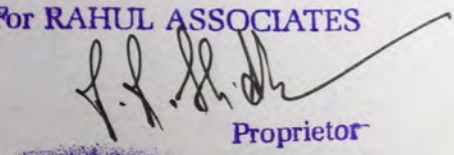
(iv) Details of project land held by the applicant: Plot Extent:- 668.9 Sq.mtr. Total -19 units
(Residential Flats - 2 Bhk - 19 UNITS)

SINO	Flat No	Built up area in Sq.mtr	Uds in Sq.mtr	Carpet Area	Category	Allotment
1	A1	73.79	35.18	55.24	Residential	Builder
2	B1	73.79	35.18	55.24	Residential	Land Owner
3	C1	73.79	35.18	55.24	Residential	Builder
4	D1	73.79	35.18	55.24	Residential	Land Owner
5	A2	73.79	35.18	55.24	Residential	Land Owner
6	B2	73.79	35.18	55.24	Residential	Builder
7	C2	73.79	35.18	55.24	Residential	Land Owner
8	D2	73.79	35.18	55.24	Residential	Builder
9	A3	73.79	35.18	55.24	Residential	Builder
10	B3	73.79	35.18	55.24	Residential	Land Owner
11	C3	73.79	35.18	55.24	Residential	Builder
12	D3	73.79	35.18	55.24	Residential	Land Owner
13	A4	73.79	35.18	55.24	Residential	Land Owner
14	B4	73.79	35.18	55.24	Residential	Builder
15	C4	73.79	35.18	55.24	Residential	Land Owner
16	D4	73.79	35.18	55.24	Residential	Builder
17	A5	74.91	35.71	55.24	Residential	Builder
18	B5	73.79	35.18	55.24	Residential	Land Owner
19	C5	73.79	35.18	55.24	Residential	Builder
Total in sq.mtr		1403.15	668.9	1050		

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

1. Building Permit :- Greater Chennai Corporation, Ambattur, **For RAHUL ASSOCIATES**
2. Planning Permit:- CMDA




Proprietor

(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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

S.No	Site Address	Project Details			Current Status of the Project	Case Pending	Payment Pending
		Built up Area in Sq.mtr	Type of Constructions	No. of Flats			
2014-15							
1	RAHUL VASANTHA VIHAR 2/3, Vaishnavi nagar, II Street, Vaishnavi Nagar, Thirumullaivoyal Nagar, Chennai - 109	847	STILT +2 Floors 2 BHK FLATS	12	Completed	NIL	NIL
2	RAHUL AMARAVATHI Plot.No.6, 7th Street, 1st Cross Street, Vaishnavi Nagar, Thirumullaivoyal Nagar, Chennai - 109	677	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
3	RAHUL LINGA 13, Vijayalakshmpuram Main Rd, Ambattur Chennai - 53	596	STILT +2Floors 2 BHK FLATS	6	Completed	NIL	NIL
4	RAHUL HARMONY Plot.No.63, Old No.8, New.No.15, 3rd Street, Bharathi Street, Aminjikarai, Chennai - 29	409	STILT +2 Floors 2 BHK FLATS	4	Completed	NIL	NIL

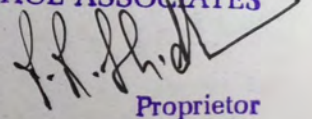
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For RAHUL ASSOCIATES

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Proprietor

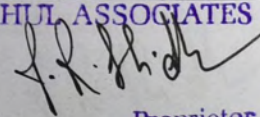
5	TULIP 4, Bharathi Street, West Gandhi Nagar, Avadi, Chennai -54	438	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
6	RAHUL SHRI KRUPA Plot.No.77'A' Door.No.3, Pillaiyar Koil Street, Vijayalakshmiapuram Chennai -53	418	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
7	ORCHID 14, Ekambara Ier Street, Venkatapuram, Ambattur, Chennai - 53	768	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
8	RAHUL VAIDHEESWARAR No.52, Easwaran Koil Street, Oragadam, Ambattur, Chennai - 53	1443	STILT +2 Floors 2 BHK FLATS	20	Completed	NIL	NIL
9	RAHUL SRI MOOKAMBIKA 59/B, 7th Cross Street, Banu Nagar, Pudur, Ambattur, Chennai -53	423	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
10	LAKSHMI No.5, 7th Street, 1st Cross Vaishnavi Nagar, Thirumullaivoyal, Chennai -109	557	STILT +2 Floors 2 BHK FLATS	4	Completed	NIL	NIL
11	RAHUL SHRI PADMAM 121/60&61, Palaru Street, ICF Employees Colony II Athipet, Chennai 58	842	STILT +2 Floors Block A & B (totally - 2 blocks) Each block - 6 Units	12	Completed	NIL	NIL

For RAHUL ASSOCIATES


Proprietor

2015-16							
1	VEL-PRAVAHAM Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2	THE WHITE FILEDS Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai -53	783	STILT +3 Floors 2 BHK FLATS	8	Completed	NIL	NIL
3	SUBBULAKSHMI 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
4	PENTA GARDEN NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28	Completed	NIL	NIL
5	POTHUNDY ANUGRAHA DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH- 53	621	STILT + 3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2016-17							
1	SAI BRINDAVAN SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYAL, CHENNAI- 109	818	STILT+2 Floors 2 BHK FLATS	10	Completed	NIL	NIL
2	SRI NIVASAM 42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58	419	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL

For RAHUL ASSOCIATES


Proprietor

2017-18	3	KRISHNA VILAS C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	802	STILT +4 Floors 2 BHK FLATS	8	Completed	NIL	NIL
	1	KAILASH VILA PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATTRAVAKKAM, MENAMBEDU, CHENNAI - 600 053.	465	STILT + 2 Floors 2 BHK FLATS	4	Completed	NIL	NIL
	2	SHREENIVAS PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053	312	GROUND + 1 FLOOR 2 BHK FLATS	3	Completed	NIL	NIL
	3	SAI SANGEETH C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053.	782	STILT + 3 FLOORS 3 BHK FLATS -2 Nos 2BHK -6 Nos	8	Completed	NIL	NIL
	4	MENAMBEDU NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053.						
		GANGA	319	STILT + 2 FLOORS	4	Completed	NIL	NIL
		CAUVERY	374	STILT + 2 FLOORS	4	Completed	NIL	NIL
		YAMUNA	308	STILT + 2 FLOORS	4	Completed	NIL	NIL
		GODAVARI	283	STILT + 2 FLOORS ALL 2 BHK FLATS	4	Completed	NIL	NIL
	2018-19	1	VKN-SION NO.C-69A&B, WEST END ROAD TIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	829	STILT + 4 FLOORS 2 BHK FLATS	8	Completed	NIL

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2	KAILASH NO.191. SUNDARAM STREET, GNANAMURTHY NAGAR, AMBATTUR, CHENNAI - 53	542	STILT = 2 FLOORS 2 BHK FLATS	6	Completed	NIL	NIL
1.	PADMAAVATHY NO.84, SRI BALAJI NAGAR EAST, KALLIKUPPAM, AMBATTUR, CHENNAI - 53	392	STILT + 2 FLOORS	6	Under Construction	NIL	NIL
2.	KINGS COURT PLOT NO.10, 9TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR, CHENNAI - 53	718	STILT + 4 FLOORS	8	Under Construction	NIL	NIL

(vii) Agency to take up external development works SELF DEVELOPMENT Local Authority (exact Authority or any agreement to the Authority) / Self Development; -

(viii) Registration fee by way of a demand draft dated 14.08.2020 drawn on Karnataka Bank, Anna nagar , Branch bearing no. 380569 for the amount of Rs.26645 /- calculated as per sub-rule (3) of rule 3;

(ix) Any other information the applicant may like to furnish.

3. 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; **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; **Enclosed**
- (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;

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For RAHUL ASSOCIATES

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Proprietor

(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; Enclosed

(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; Enclosed

(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;

➤ Water Supply : Source from Bore Water & Metro Water.

➤ Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.

➤ Solid Wastage Disposal: The Solid wastes which are collected from apartments are disposed through corporation.

➤ Renewable Energy : We are providing Solar Panel in terrace.

➤ Fire Fighting & Emergency Services: It will be only applicable for MSB and not apply for this Building

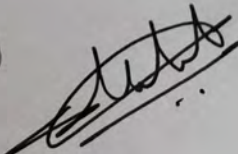
(viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project; Enclosed

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Enclosed

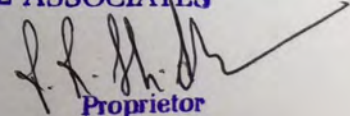
(x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; Enclosed

(xi) the number and areas of covered parking available in the project; 9 Nos

(xii) the number of open parking areas available in the project; 10 Nos

(2) 

For RAHUL ASSOCIATES'


Proprietor

(xiii) Details of Undivided Shares pertaining to the project :-

"Project Name: NANDI GARDENS" Plot No. 18,19 &10, Venkateswara Nagar, Masilameeswarar Street, Oragadam, Ambattur, Chennai - 600 053.

Flats allotted to the Land owner

Sl No	Floor	Flat No.	Saleable Area (Sq.mtr)	UDS(Sq.mtr)
1	First	B1	35.18	35.18
2	First	D1	35.18	35.18
3	Second	A2	35.18	35.18
4	Second	C2	35.18	35.18
5	Third	B3	35.18	35.18
6	Third	D3	35.18	35.18
7	Fourth	A4	35.18	35.18
8	Fourth	C4	35.18	35.18
9	Fifth	B5	35.18	35.18
TOTAL			663.87 sq.mtr	316.59 sq.mtr

Flats allotted to the DEVELOPER

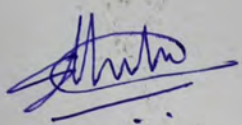
Sl No	Floor	Flat No.	Saleable Area (Sq.mtr)	UDS(Sq.mtr)
1	First	A1	35.18	35.18
2	First	C1	35.18	35.18
3	Second	B2	35.18	35.18
4	Second	D2	35.18	35.18
5	Third	A3	35.18	35.18
6	Third	C3	35.18	35.18
7	Fourth	B4	35.18	35.18
8	Fourth	D4	35.18	35.18
9	Fifth	A5	74.91	35.71
10	Fifth	C5	35.18	35.18
TOTAL			738.75 sq.mtr	352.29 sq.mtr

For RAHUL ASSOCIATES

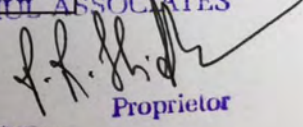
Proprietor

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

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.
Architect / L.S.	V.S. VIGNESWAR No.50, south mada street, Villivakkam Chennai - 600 049	RA/Gr.1/19/03/02 2 on 01.03.2019 valid up to 29.02.2024	<u>v.s.vigneswar@gmail.com</u> , 9566157840
Structural Engineer	C. KANNAN No.21, Plot no. 257-w, Flat No.2B, Utopia Apartments, 2 nd Floor, 4 th Main Road, Indira Nagar, Chennai - 600 020	SE/GR- I/19/02/002 on 11/02/2019 valid up to 10.02.2024	kannankds2007@gmail.com & 9841249815
Geo-Tech Expert	G.MANOJ KUMAR GLOBE GEOTECHNIQUES 17/10, Vinayagapuram, IIIrd Street, MMDA Arumbakkam, Chennai - 600 106	GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024	<u>manojkumargad@gmail.com</u> & 9994712791
CONTRACTOR	Mr. R.R.SHRIDHAR RAHUL ASSOCIATES AA-117, Shanthi colony, Anna nagar, Chennai -600 040	RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024	Rahulassociates27@yahoo.com & 9841576016
Site Supervision Engineer	R.ANANDHAN No.316, 16 th Street, NSK Nagar, Arumbakkam, Chennai - 600 106	CE/19/03/029 On 08/03/2019 valid up to 07.03.2024	anandhan.dce@gmail.com, & 9841725191



For RAHUL ASSOCIATES



Proprietor

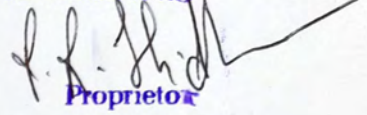
(xvi) a declaration in FORM 'B'. Enclosed

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

Dated:

Place: Chennai

For RAHUL ASSOCIATES



Proprietor

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

