

ANITHAH PANICKAR

9500091183



FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To  
The Real Estate Regulatory Authority,  
Door No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai 600008.

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Sir,

We hereby apply for the grant of registration of our project to be set up at at No 28, Padur Road, Kuthambakkam Village, Poonamallee Taluk , Thiruvallur District. Tamilnadu.

1. The requisite particulars are as under:-

(i) Status of the applicant,

(a) M/s. The Prime Estates, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at

(b) No.16, Sathyanarayana Avenue, Boat Club Road, Chennai 600 028.

(c) Registrar of Firms Madras (Central) as No.1051 of 2010 dt 17<sup>th</sup> Sep. 2010, Copy of registration certificate enclosed herewith.

(d) The main objects as develop properties, Copy of the Partnership deed is enclosed herewith.

(e) Represented by its Managing Partner, Smt. Anithah Panickar residing at No.16, Sathyanarayana Avenue, Boat Club Road, Chennai 600 028, its Partner, Smt Padmavathy Ramadoss residing at 5/2, New 44, Sadullah Street, T Nagar, Chennai 600 017, and its Partner Mr. Sunil Panickar, residing at No.16, Sathyanarayana Avenue, Boat Club Road, Chennai 600 028, Photo of the Partners are enclosed herewith ;


(iii) The PAN numbers are as The Prime Estates AAGFT4537R. Anithah Panickar AGCPA6961E, Padmavathy Ramadoss AHXPP2032P , Sunil Panickar AWXPS6564L ;

for THE PRIME ESTATES for THE PRIME ESTATES

for THE PRIME ESTATES

  
Managing Partner

  
; Partner

  
; Partner

(iv) Name and Address of the Bank is, ICICI Bank Ltd., Chennai, "THE PRIME ESTATES", Current Account in terms of section 4 (2)(1)(D) of the Act will be maintained ;

(v) Details of project land held admeasuring 36,017 square meters comprised in Survey Nos.418/1D2 Extent 1.00, 418/1C Extent 2.21, 418/ 1A &1B Extent 0.35, 399/1F Extent 0.95. 399/1E Extent 0.95, 399/1A Extent 0.50, 399/1B Extent 0.07, 399/1C Extent 0.68, 399/1D Extent 0.65, 399/3B Extent 1.54, Total Extent 8.90 Acres, situated at No 28,Padur Road, Kuthambakkam village, Poonamallee Taluk , Thiruvallur District ;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project "PRIME PARADISE, TOWER 1";

(vii) Brief details of the projects launched by the promoter in the last five years is, **Kuvathur DTCP No. 03/2016 approved Plots. "PRIME COASTAL"** 1,10,000 Square Feet developed DTCP approved Residential Layout for the Development of a Residential Layout involving a area of 4.25 Acres, at Kuvathur Village, Kanchipuram District adjoin to the East Coast Road. The project is completed in time and there was no delay and no pending cases all payments have been done to the authorites and there is no pending payment. It is a clear title, Patta Land and the guideline value is Rs.500 per square feet on 2016.

(viii) No Agency to take up external development works by any Local Authority, no agreement signed with any one, it is a fully Self Development by us the Promoter;

(ix) Registration fee by way of a demand draft dated 30/12/2019, drawn on Oriental Bank Of Commerce, TTK Road, favouring "TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)" PAYABLE AT: CHENNAI bearing no. 983818 for an amount of Rs.42,700/- (Rupees Forty Two Thousand Seven Hundred Only) calculated as per sub-rule (3) of rule 3;

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

2. We enclose the following documents in triplicate, namely:-

(i) Enclosed; authenticated copy of the PAN card of the promoter;

(ii) Enclosed; **audited balance sheet of the promoter for the preceding financial year;**

(iii) Enclosed 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;

for **THE PRIME ESTATES** for **THE PRIME ESTATES** for **THE PRIME ESTATES**

  
Managing Partner

  
; Partner



; Partner

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(iv) Enclosed; 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) Enclosed; 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) Enclosed; 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) Enclosed; 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) Enclosed; 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;

(viii) Enclosed; 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;

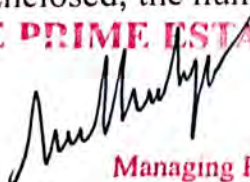
(ix) Enclosed; proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(x) Enclosed; 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) Enclosed; the number and areas of covered parking available in the project;

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

for THE PRIME ESTATES for THE PRIME ESTATES for THE PRIME ESTATES

  
Managing Partner

  
; Partner

  
Partner

(xiii) Enclosed; 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; (NIL)

(xv) Enclosed; 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;

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

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

Dated: 02-01-2020

Place: Chennai ;


Yours faithfully,


The Prime Estates


The Prime Estates

The Prime Estates

for THE PRIME ESTATES for THE PRIME ESTATES for THE PRIME ESTATES

  
Anithah Panickar  
Managing Partner

  
Padmavathy Ramadoss ; Partner  
Partner

  
Sunil Panickar  
Partner ; Partner

