

RANGGA BUILDERS

No.9, Warner's Road, Cantonment, Trichy-620 001.

Date : 03.09.2021

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

APPLICATION FOR REGISTRATION OF PROJECT

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
III Floor (East Wing), CMDA,
Thalamuthu Natarajan Maaligai,
No. 1, Gandhi Irwin Road, Egmore
Chennai – 600 008.



Sir,

We hereby apply for the grant of registration of our project "ISHA AARAMBHA – B Block" situated T.S.No. 2/9 (Part), 2/10(Part), 4/1, 4/2 (Part), 4/3, 4/10 (Part), 4/11 (Part), 4/12 (Part), "Eden Garden", Mahatma Gandhi Road, Pirattiyur (West), Trichy – 620 009";

1. The requisite particulars are as under:-

(i) Status of the applicant, whether ~~individual / company /~~ proprietorship firm / societies / ~~partnership firm /~~ competent authority; **Proprietorship Firm**

(ii) In case of individual –

- (a) Name **V. KAILASAM**
- (b) Father's Name **RANGGA BUILDERS**
- (c) Occupation **VENUGOPAL**
- (d) Permanent address **Business**
9, Warners Road, Cantonment,
Trichy – 620 001.
Cell : 98430-55751
- (e) Photograph **72990 66084**

OR

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

- (a) Name : ----
- (b) Address : ----
- (c) Copy of registration certificate : ----
- (d) Main objects : ----
- (e) Name, photograph and address of : ----

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(iii) PAN No. : AANPK6426H
(iv) 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 :

Name of the Account : RANGGA BUILDERS
Bank Name : TAMILNADU MERCANTILE BANK LTD
Account No. : 379150050800232
Branch :
Branch Address : Thiruvananthapuram Branch
IFSC Code : TMBL000379

(v) Details of project land held by the applicant : 3046.78 Sq.m.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:

1. Planning Permit No. 153/2013 dated 29.06.2013 (File No. 5205/2012/TLPA2) (for period upto 25.03.2017)
2. Building License No. 693/13/MH2/E dated 21.10.2013 (File No. 1070/13/E)
3. Renewal Planning Permit Letter No. 422/2017/TLPA2 dated 03.04.2017 (for period upto 25.03.2017)
4. Renewal Planning Permit Letter No. 575/2020/TLPA2 dated 23.03.2020 (for period upto 25.03.2022)
5. Renewal Building License Letter No. 4856/2021/F1/(K. Abi) dated 23.04.2021 (for period upto 25.03.2022)

(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.

Enclosed

(viii) Agency to take up external development works : Local Authority (exact authority or any agreement to the Authority) / Self Development

(ix) Registration fee : Demand Draft No. 520079 for an amount
FSI Area : 3360 Sq.mt. @ Rs. 20/- : Rs. 67,200/- dated 3/08/2021
calculated as per sub-rule(3) of rule 3;

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

ISHA AARAMBHA project consists of 3 Blocks namely "A", "B" & "C". In the above "A" & "C" Block Structural works completed and "B" Block work is not commenced before 2017. So "A" & "C" were exempted for RERA registration.

Project Name : ISHA AARAMBHA – B Block
Type of Development : Residential Flats
Address : "ISHA AARAMBHA – B Block"
T.S.No. 2/9 (Part), 2/10(Part), 4/1, 4/2 (Part), 4/3, 4/10 (Part), 4/11 (Part), 4/12 (Part), "Eden Garden", Mahatma Gandhi Road, Pirattiyur (West), Trichy – 620 009"
No. of Flats / Carparks : 35 Flats / 33 Car Parks

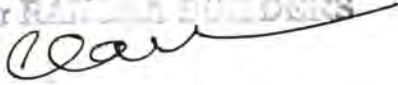
(As per Agreement dt 31.8.2021)

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 of such title, if such land is owned by another person;
- (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 fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

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- (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;
- (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 persons, if any associated with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

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

Dated: 03-09-2021

Place: Trichy

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

For RA: 
SECRETOR