

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
3rd Floor, East Wing, CMDA Building,
Thalamuthu Natarajan Building,
No.1 Gandhi Irwin Road,
Egmore,
Chennai – 600 008



Sir,

We hereby apply for the grant of registration of our project - **Venster La Grande II**, Stilt + 2 Floors + 3rd Floor Part Residential Building with 11 dwelling units at Plots bearing No.25 and 26, Sri Devi Karumari Amman Nagar, Comprised in Survey No.136/15, 136/17 and 132/5B of Nombal Village, Thiruvallur District, Thiruverkadu Municipality limits, Tamil Nadu – 600 077

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether Individual / Company / **Proprietorship firm** / societies / Partnership firm / Limited Liability Partnership (LLP) / competent authority;
- (ii) In case of Individual
- | | |
|-----------------------|-----|
| (A) Name | : - |
| (B) Father's Name | : - |
| (C) Occupation | : - |
| (D) Permanent Address | : - |
| (E) Photograph | : - |

OR

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

- (a) Name : VENSTER INTERIORS
- (b) Address : 12, Krishnaveni Ammal Nagar,
Iyyappanthangal, Chennai,
Tamil Nadu – 600 056
Land Line : 044-42604206
Email: anis_msg@yahoo.co.in

For VENSTER INTERIORS

Proprietor

- (c) Copy of registration Certificate : Enclosed
- (d) Main objects : Real Estate
- (e) Name, photograph and address of chairman of the governing body / **proprietor** / partners / **director** etc.

Name : Mrs. ANIS I
Father Name : Ibrahim
Address : 20-124-1, Pamparpuram
Kodaikanal, Kodaikanal Observatory,
Dindigul, Tamil Nadu - 624103
Mobile No: 9884280355
Email: anis_msg@yahoo.co.in

Photo :



(iii) PAN No. AKAPA7278E : ANIS I

(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:**

- * Bank Certificate Enclosed
- * Details are -
 - Name : VENSTER INTERIORS
 - Bank : Indian Bank
 - Account No : 7067236892
 - Branch : Chennai Porur Branch

(v) **Details of project land held by the applicant:**

- * Plots bearing No.25 and 26, Sri Devi Karumari Amman Nagar, Comprised in Survey No.136/15, 136/17 and 132/5B of Nombal Village, Thiruvallur District, Thiruverkadu Municipality limits, Tamil Nadu - 600 077.
- * Total Extent of Land - 445.92 Square Metre
- * Total Approved FSI - 890.01 Square Metre

For VENSTER INTERIORS

Proprietor

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

- * **Chennai Metropolitan Development Authority Planning Permit No.14137, vide No.PP/NHRB/129/2021, dated 28.04.2021**
- * **Proceeding from Commissioner Tiruverkadu Municipality vide Letter dated 22.07.2021 No.2375/2021/F1**

(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 the Details

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

- * Self Development

(ix) Registration fee by way of online transfer dated 21-09-21 Ref No. 024317333 for an amount of Rs.18,000/- calculated as per sub-rule (3) of rule 3

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

2. 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

For VENSTER INTERIORS



Proprietor

- (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;

* Power of Attorney has been enclosed.

- (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;

o **Chennai Metropolitan Development Authority Planning Permit No.14137, vide No.PP/NHRB/129/2021, dated 28.04.2021**

* **Proceeding from Commissioner Tiruverkadu Municipality vide Letter dated 22.07.2021 No.2375/2021/F1**

- (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

* Enclosed

- (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

For **VENSTER INTERIORS**

G. Anir

Proprietor

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

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(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 as per Rera Format

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

* 10 Nos.

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

* Nill

(xiii) Details of Undivided Shares pertaining to the project

* Total extent is 4,800 square feet, breakup for every unit is provided in Carpet Area Details Sheet, which is enclosed herewith.

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

* Self Marketing

(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;-

* Enclosed the details

(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: 21/09/2021
Place: Chennai

Yours faithfully,
For VENSTER INTERIORS



Proprietor

Signature and seal of the applicants