

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

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
No.1A, First Floor, Gandhi-Irwin Bridge Road,
Egmore, Chennai - 600008

Sir,

We hereby apply for the grant of registration of **Residential Building** project Approved by CMDA vide Planning Permit No. **14118**, vide Letter No. **PP/NHRB/110/2021**, dated 15.04.2021, by The Member-Secretary, CMDA, Chennai-08 and **Building Permit No.CEBA/WDCN15/00192/2021**, Dated 15.07.2021, issued by Executive Engineer (T.P), on behalf of The Commissioner, Greater Chennai Corporation, for the Proposed Construction of Stilt + Four Floors, office use (106.16Sq.mts) residential building with 11 dwelling units availing Premium FSI at Plot No. 6 & 9, Sakthi Srinivasan Main Road, Kumarankudil, **Okkiam Thoraipakkam Village**, Sholinganallur Taluk, Chennai District, Tamil Nadu State in **Survey Nos. 126/15 & 126/16** and the said Residential Project known as **"RAJ ANAIRA"**. And also, the Promoter's Share is Registered with Tamil Nadu Real Estate Regulatory Authority at Chennai on **21.09.2021** under the Project registration No.**TN/29/Building/310/2021**.

1. The requisite particulars are as under:-

- (i) Status of the applicant is Individual;
- (ii) Details Individuals/Land Owners.

1.

- (a) Name : **Mr. J. AROKIASAMY**
- (b) Father Name : Mr. Jockin
- (c) Occupation : Bussiness
- (d) Permanent Address : Plot No.6, Achuthan Avenue,
MGR Street, Palavakkam,
Chennai-600 041

(e) Photograph



[Handwritten signature]
M. Shrinivas Reddy

2.

- (a) Name : **Mr. MANNEMALA BHASKAR REDDY**
(b) Father Name : Mr. Manamella Seshu Reddy
(c) Occupation : Bussiness
(d) Permanent Address : S3, Sai Kieran Apartment, Kumarankudil,
5th Cross Street, Thoraipakkam,
Chennai -600097

(e) Photograph



- (iii) PAN No. : **Mr. J. AROKIASAMY**
(PAN: AABPA8325M)
: **Mr. MANNEMALA BHASKAR REDDY**
(PAN: APGPB5783G)

- (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 : ICICI Bank Ltd, Thoraipakkam,
Branch, Chennai - 97
A/c. No. 108205003132
Bank Letter Enclosed
Original Submitted against
TNRERA Registration No.
TN/29/Building/310/2021
Dated: 21.09.2021

- (v) Details of project land held by the
Applicant : **Plot No.6 & Plot 9** measuring an
extent of **6060 Sq.ft** comprised in
Old Survey No.126/4C, and New
Survey Nos.126/15 & 126/16,
situated in Sakthi Srinivasan Road,
"Kumaran Kudil Nagar", **Okkiam**
Thoraipakkam Village,
Sholinganallur Taluk, Chennai
District.

M. Bhaskar Reddy

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

Approved by CMDA vide Planning Permit No. **14118**, vide Letter No. **PP/NHRB/110/2021**, dated 15.04.2021, by The Member-Secretary, CMDA, Chennai-08 and **Building Permit No.CEBA/WDCN15/00192/2021** Dated 15.07.2021, issued by Executive Engineer (T.P), on behalf of The Commissioner, Greater Chennai Corporation, for the Proposed Construction of Stilt + Four Floors, office use (106.16Sq.mts) residential building with 11 dwelling units

(vii) Brief details of the projects launched by the promoter in the last five years

First Project

(viii) Agency to take up external development works

M/s. Raj Homes
(Joint Development Agreement)

(ix) Registration fee by way of a demand draft

dated 28.08.2021 drawn on ICICI Bank Ltd, Perungudi Branch bearing no. 507412 for an amount of **Rs.29,000/-** calculated as per sub-rule (3) of rule 3; **Enclosed**

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

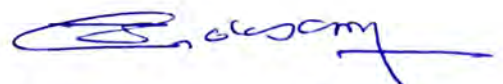
2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the Land owners: **Enclosed**

(ii) audited balance sheet of the land owners for the preceding financial year : **Enclosed**

R. Ramesh
M. Bhuvan Reddy

- (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; **Joint Development Agreement Enclosed**
- (vi) 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**
- (vii) 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**
- (viii) 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**
- (ix) 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**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Enclosed**


 H. Ghoshan Reddy

(xi) 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**

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

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

(xiv) Details of Undivided Shares pertaining to the project; **Enclosed**

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Not Applicable**

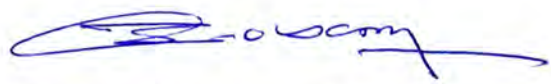
(xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Enclosed**

(xvii) a declaration in FORM 'B'. **Enclosed**

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

Dated: 28.09.2021

Place: Chennai



M. Ramesh Reddy

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