

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority - Tamil Nadu,

at

1 Floor, Tower 11, CMDA,

No. 1A, Gandhi Irwin Bridge Road, Egmore,

Chennai-600008.

Sir,

We hereby apply for the grant of registration of our project Project for construction of Combined extended Basement floor for Block A and Block B, Block A : Ground + 3 floors - Commercial Retail Building, Block B : Stilt + 13 floors - Residential building with 102 dwelling units at Survey no: 449/ 1B7A, 449/ 1B7B AND 449/ 2A of Maduravoyal Village, Arcot Road, Chennai, Greater Chennai Corporation, Tamil Nadu State.

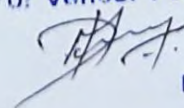
1. The requisite particulars are as under:-

(i)	Status of the applicant	Individual , Partnership Firm
(ii)	- In case of individual-	(a) Name: 1. K.RAVI, 2. V.DEVAPRIYA (OTHER DETAILS ENCLOSED)
(iii)	- In case of firm	
A	Name	M/s VENCER PROJECTS
B	Address	137/8, 3rd floor, 2nd Avenue, AC Block, Anna Nagar, Chennai 600040
C	Copy of registration certificate	Enclosed
D	Main objects	Building Construction & Promotion
E	Name, Photograph and address of the chairman of the governing body/ partners/ directors etc	Enclosed
F	PAN No.	AAMFV6731B
(iv)	Name and address of the bank with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	HDFC BANK LITMITED, ANNA NAGAR BRANCH CHENNAI - 102, ACCOUNT NO: 50200053570516
(v)	Details of project land held by the applicant	GPA (documents enclosed), Joint Development Agreement, Sale agreement

K Ravi

V. Venkatesh

For Vencer Projects



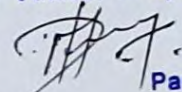
Partner

(vi)	Details of Approval obtained	<p>(i) CMDA Planning Permit No: Planning Permit, vide Permit No.C/PP/MSB/50(AtoE)/2019 dated 18.11.2019</p> <p>(ii) Corporation Building Permit No: CEBA/WDCN11/00056/2020 dated 10.03.2020</p> <p>(iii) Tamil Nadu Fire and Rescue Services Dept: NOC.No.69/2019 dated 04.06.2019</p> <p>(iv) Police Department: Traffic NOC, No.Rc.No.Tr./License/351/9550/2019 dated 07.06.2019</p> <p>(v) AAI NOC :CHEN/SOUTH/B/030719/377049 dated 19.03.2019</p> <p>(vi) Airforce Station, Tambaram :Air Force NOC No.TAM/5218/1/ATC (PC -28/18) dated 07.06.2018</p>
(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
(vii)	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 NEFT REF NO : N323201313273259 for an amount of Rs. 3,50,454/- calculated as per sub rule (3) of rule 3
(x)	Any other information the applicant may like to furnish.	NIL

H. Ravi

V. Srinivas

For Vencer Projects


Partner

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

- (i) authenticated copy of the PAN card of the promoters;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (iii) copy of the legal title deed reflecting the title of the owner 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) copy of the joint development agreement, 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;
- (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;
- (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;
- (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;
- (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;
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (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;
- (xii) the number and areas of covered parking available in the project;
- (xiii) the number of open parking areas available in the project;
- (xiv) Details of Undivided Shares pertaining to the project;
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (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;

K. Ravi V. Kengra

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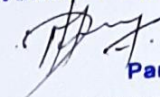
Partner

(xvii) 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.

For **Vencer Projects**

K Ravi


Partner

Yours faithfully,

Dated: 18.11.2020

Place: Chennai

V. Sengupta