

(11)

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

APPLICATION FOR REGISTRATION OF PROJECT

TO:

The Real Estate Regulatory Authority
TN RERA, Tower 2, Langs Garden Road, Ansari Estate,
Egmore, Chennai 600008

Sir,

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I / We hereby apply for the grant of registration of my project to be set up at DOOR NO. 28, MADHAVAPURAM NORTH STREET, ALANDUR, CHENNAI - 600016, COMPRISED IN S. NO. 30/27 Taluk ALANDUR District CHENNAI State TAMIL NADU.

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: AAKASH DEVELOPERS (Prop. VEEMARAJ G)
(b) Father's Name: GUMARANDI REDDIAR
(c) Occupation: CIVIL ENGINEER
(d) Permanent address: 3362 AQ, BLOCK AF, 8TH STREET, 11TH MAIN ROAD, ANNA NAGAR, CHENNAI 600040
(e) Photograph:



(iii) PAN No.: AADPV8554D

(iv) Name & address of the bank or banker with which account in terms of section (2)(1)(D) of the Act will be maintained:

PUNJAB NATIONAL BANK
AB 10, 2ND AVENUE, AB BLOCK, SHANTHI COLONY, ANNA NAGAR, CHENNAI, TAMIL NADU 600040

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

NO. 27, DOOR NO. 28, MADHAVAPURAM NORTH STREET, ALANDUR, CHENNAI 600016, COMPRISED IN S. NO. 30/27 - EXT.: 334.49 SQ M

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

GCC (Greater Chennai Corporation)

who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me / promoter is 2 YEARS [JANUARY 2023]

4. That seventy per cent of the amounts realised by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

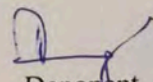
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

- (viii) Location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude & longitude of the end points of the project;
- (ix) Proforma of the agreement for construction & agreement for sale proposed to be signed with the allottees;
- (x) Number, type & the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace & other common areas, if any, details of which have to be furnished separately;
- (xi) Number & areas of covered parking available in the project;
- (xii) Number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) Names, addresses, phone numbers, email ids & registration details of real estate agents, if any, for the proposed project;
- (xv) Names, addresses, phone numbers, email ids & registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants & Geo Technical Engineers, if any & other professionals or key persons, if any associated with the development of the proposed project;
- (xvi) A declaration in FORM 'B'.

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

Date: 21-12-2020
Place: CHENNAI

Yours faithfully,
For AAKASH DEVELOPERS


PROPRIETOR

Signature & seal of the applicant(s)