

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamilnadu Real Estate Regulatory Authority (TNRERA)

Ist Floor, Tower II, CMDA, No.1A,

Gandhi Irwin Bridge Road, Egmore, Chennai-1.

Sir,



I hereby apply for the grant of registration of our project to be set up at **S. No 2, BLOCK - 9, WARD - "AB" IN SOUTH BANK CANAL BANK ROAD, GOLDEN ROCK ZONE OF TRICHY CITY CORPORATION IN TRICHY WEST TALUK, TRICHY DISTRICT, TAMILNADU STATE. (Block 1 and 2)**

1. The requisite particulars are as under:-

(i) Status of the applicant - ; **Partnership firm**

In case of firm competent authority -

(a) Company Name : **MANOO RIVERA**

(b) Address : Shop No 3, Nakshatra Nagar Phase I,
Karumandapam, Trichy - 01.
9363331117

(c) Email : manooriveratry@gmail.com

(d) Copy of Registration certificate : **Annexure - 1**

(e) Main objects - Property Development, flat promotion and sales.

(f) Name, Photograph and address of chairman of the governing body / partners/directors etc :- **Annexure - 2**

(iii) Company PAN NO: **ABSFM6939M**

(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 :-

CITY UNION BANK, CONTONMENT BRANCH, 98, PROMENADE ROAD,
CONTONMENT, TRICHY-1. ACCOUNT NO:

(v) Details of project land held by the applicant: - **Refer Annexure - 8 & 11**

FOR MANOO RIVERA

Managing Partner

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

- 1) Planning permission Approval Letter No. 2020/2021/TD-3 dated 8.11.2021 issued by Joint director/ member secretary, Tiruchirappalli district town and country planning office, Trichy - **Annexure - 4**
- 2) Planning permit No.71/2021 issued by Joint director/ member secretary, Tiruchirappalli district town and country planning office, Trichy in Roc no; 2020/2021/TD-3 - **Annexure - 5**
- 3) Building Permit issued by Assistant Commisioner, Golden rock zone of Trichy City Corporation No.**F1/890/2021** dated. 25.01.2022 - **Annexure - 6**

(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. :- **Not applicable since it is a new firm.**

(viii) Agency to take up external development works:- **SELF DEVELOPMENT**

(ix) Registration fee by way of RTGS transaction UTR No: CIUBH 22028305270 dated 28/01/2022 from city union bank, cantonment branch, for an amount of **Rs. 2,48,400/-** calculated as per sub-rule (3) of rule 3 - **Annexure 3.**

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

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

(i) Authenticated copy of the PAN card of the promoter:- **Annexure 7**

(ii) Audited balance sheet of the promoter for the preceding financial year:- **Not applicable since it is a new firm.**

(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:-

For MANOO RIVERA



Managing Partner

(3)

- a. Sale Deed No.103/2009 dated 09/01/2009 – **Annexure – 8**
 - b. Computerised Patta dated 01/01/2022 – **Annexure - 9**
- (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:- **No such encumbrances. EC Attached - Annexure - 10**
- (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:- **Partnership deed No.181/2021** dated 20/08/2021 - **Annexure - 11.**
- (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 :- Authenticated copy of planning permit from DTCP Trichy office and Trichy city Corporation Attached – **Refer Annexure – 4,5,6.**
- (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 :- **Annexure – 12.**
- (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 :- **Annexure – 13.**
- (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 :- **Annexure 14.**

For MANOO RIVERA


Managing Partner

(4)

- (ix) Proforma of the allotment letter, sale agreement, construction agreement proposed to be signed with the allottee:- **Annexure - 15,16.**
 - (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:- **Annexure - 17.**
 - (xi) The number and areas of covered parking available in the project:- **97 no of covered parking provided.**
 - (xii) The number of open parking areas available in the project :- **19 no of open car parking provided.**
 - (xiii) Details of Undivided Shares pertaining to the project:- **Annexure - 17.**
 - (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project:- **NILL.**
 - (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 :- **Annexure - 18.**
 - (xvi) A declaration in FORM 'B'. IS ENCLOSED HEREWITH
3. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Dated: 03/02/2022

Place: Trichy - 01.

Yours faithfully,

For MANOO RIVERA


Managing Partner