

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at **Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053, Comprised in Survey No.183/1 as per old Revenue Patta No: 1239, S.No. 182/5, 183/2G, 190/2A2 in Ward-B, Block-38, T.S.No.42 & T.S.No.43 situated at Ambattur Village, Ambattur Taluk, Chennai District, The requisite particulars are as under:-**

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual -
- (a) Name : **Mrs. V.M. KALA**
- (b) Husband Name : **Mr. V. Mahalingam**
- (c) Occupation : **NA**
- (d) Permanent address: # 1, Om sakthi Street, Ayappan Nagar, Ayappakkam, Chennai - 600 077



(e) Photograph :

Pan No: EXHPK7235M

Cont no: 9361391869

Email id: kalamahalingam65@gmail.com

M. Kala
[Signature]
[Signature]
[Signature]

RAHUL ASSOCIATES

[Signature]
Proprietor

- (b) Name : **Mr. M. BALASUBRAMANIAN**
 Guardian name : Mrs. M. Vanaja
 Occupation : Private sector- Warehouse executive
 Permanent address: # 1, Om sakthi Street, Ayappan Nagar,
 Ayapakkam, Chennai – 600 077



Photograph :

Pan No : BTCPB2284H
 Cont no: 9003238130
 Email id: mbala_1818@yahoo.com

- (c) Name : **Mr. M. RAMESH BABU**
 Guardian name : Mrs. M. Vanaja
 Occupation : Private sector - Supervisor
 Permanent address: # 1, Om sakthi Street, Ayappan Nagar,
 Ayapakkam, Chennai – 600 077



(f) Photograph :

Pan No : BUZPR3441J
 Cont no: 9677034633
 Email id: rameshfan@gamil.com

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Proprietor

M. Kala
 M. B. S.
 M. B. S.

OR

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

- (a) Name : **M/s Rahul Associates rep by its Prop. Mr. R.R.SHRIDHAR**
- (b) Address : Old No.1403, New No. 44, H-Block, 15th Main Road, Anna nagar, Chennai – 600 040,
- (c) Copy of registration certificate: **NA** (Attached - GSTIN Certificate)
- (d) Main objects : The Main objective of the organization is Promoting and developing residential and Commercial buildings in Chennai and Tamil nadu.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

SINO NAME OF THE PROPRIETOR ADDRESS PHOTO

1. Mr. R.R. SHRIDHAR AM-16/55, 2976 D,
14th Main Road, Anna nagar,
Chennai – 600 040.
Mob: 98415 76016
Email Id: rrs_0009@yahoo.co.in



- (iii) PAN No.: AASPS2246N
(iv) Contact No: 98415 76016

- (i) 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:

Escrow A/c No: 4912000100304201

IFSC Code: KARB0000491

Bank & Branch: Karnataka bank, Anna nagar, Chennai – 600 040.

M. Kala
M. K. Balu

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Proprietor

Details of project land held by the applicant: Plot Extent:- 379 Sq.mtr. as per document & 380 sq.mtr as per Patta (Total -9 units (Residential Flats -2 Bhk)

"Project Name: MAHAVANAM" Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053.

| si no | FLOOR | FLAT NO | TYPE | RERA CARPET AREA (sec 2(k)) (sq.m) | TOTAL Built up AREA (sq.m) | UDS LAND AREA (sq.m) | CATEGORY | Allotted to |
|--------------|-------|---------|------|--|-------------------------------|-------------------------|-------------|-------------|
| 1 | 1 | A1 | 2BHK | 65.04 | 91.93 | 42.09 | Residential | Land Owner |
| 2 | 1 | B1 | 2BHK | 64.60 | 91.66 | 41.97 | Residential | Land Owner |
| 3 | 1 | C1 | 2BHK | 64.32 | 92.34 | 42.28 | Residential | Builder |
| 4 | 2 | A2 | 2BHK | 65.04 | 91.93 | 42.09 | Residential | Builder |
| 5 | 2 | B2 | 2BHK | 64.60 | 91.66 | 41.97 | Residential | Builder |
| 6 | 2 | C2 | 2BHK | 64.32 | 92.34 | 42.28 | Residential | Land Owner |
| 7 | 3 | A3 | 2BHK | 65.04 | 91.93 | 42.09 | Residential | Builder |
| 8 | 3 | B3 | 2BHK | 64.60 | 91.66 | 41.97 | Residential | Builder |
| 9 | 3 | C3 | 2BHK | 64.32 | 92.34 | 42.28 | Residential | Land Owner |
| Total | | | | 581.88 | 827.78 | 380.00 | | |

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

1. Building Permit :- Greater Chennai Corporation, Ambattur, - enclosed
2. Planning Permit:- :- Greater Chennai Corporation, Ambattur, - enclosed

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RAHUL ASSOCIATES

R. K. Rishi

Proprietor

- (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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

| S.No | Site Address | Project Details | | | Current Status of the Project | Case Pending | Payment Pending |
|------|---|-------------------------|---------------------------------|--------------|-------------------------------|--------------|-----------------|
| | | Built up Area in Sq.mtr | Type of Constructions | No. of Flats | | | |
| 1 | 2015-16 VEL-PRAVAHAM Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40 | 584 | STILT +3 Floors 2 BHK FLATS | 6 | Completed | NIL | NIL |
| 2 | THE WHITE FILEDS Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai -53 | 783 | STILT +3 Floors 2 BHK FLATS | 8 | Completed | NIL | NIL |
| 3 | SUBBULAKSHMI 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53 | 609 | STILT +2 Floors 2 BHK FLATS | 8 | Completed | NIL | NIL |
| 4 | PENTA GARDEN NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77 | 2415 | STILT +2 Floors 2 BHK FLATS | 28 | Completed | NIL | NIL |
| 5 | POTHUNDY ANUGRAHA DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH-53 | 621 | STILT + 3 Floors 2 BHK FLATS | 6 | Completed | NIL | NIL |

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| | | | | | | | |
|---|--|-----|---|----|-----------|-----|-----|
| | 2016-17 | | | | | | |
| 1 | SAI BRINDAVAN SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYAL, CHENNAI-109 | 818 | STILT+2 Floors 2 BHK FLATS | 10 | Completed | NIL | NIL |
| 2 | SRI NIVASAM 42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58 | 419 | STILT +2 Floors 2 BHK FLATS | 6 | Completed | NIL | NIL |
| 3 | KRISHNA VILAS C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53 | 802 | STILT +4 Floors 2 BHK FLATS | 8 | Completed | NIL | NIL |
| 1 | 2017-18 KAILASH VILA PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATRAVAKKAM, MENAMBEDU, CHENNAI - 600 053. | 465 | STILT + 2 Floors 2 BHK FLATS | 4 | Completed | NIL | NIL |
| 2 | SHREENIVAS PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053 | 312 | GROUND + 1 FLOOR 2 BHK FLATS | 3 | Completed | NIL | NIL |
| 3 | SAI SANGEETH C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053. | 782 | STILT + 3 FLOORS 3 BHK FLATS -2 Nos 2BHK -6 Nos | 8 | Completed | NIL | NIL |
| 4 | MENAMBEDU NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053. | | | | | | |
| | GANGA | 319 | STILT + 2 FLOORS | 4 | Completed | NIL | NIL |
| | CAUVERY | 374 | STILT + 2 FLOORS | 4 | Completed | NIL | NIL |
| | YAMUNA | 308 | STILT + 2 FLOORS | 4 | Completed | NIL | NIL |
| | GODAVARI | 283 | STILT + 2 FLOORS ALL 2 BHK FLATS | 4 | Completed | NIL | NIL |

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2018-19

VKN-SION

NO.C-69A&B, WEST END
ROAD
TIRUVENGADAM NAGAR,
AMBATTUR. CHENNAI -53

829

STILT + 4 FLOORS
2 BHK FLATS

8

Completed

NIL

NIL

2

KAILASH

NO.191. SUNDARAM
STREET,
GNANAMURTHY NAGAR,
AMBATTUR,

CHENAI - 53

542

STILT = 2 FLOORS
2 BHK FLATS

6

Completed

NIL

NIL

2019-20

PADMAAVATHY

NO.84, SRI BALAJI NAGAR
EAST,
KALLIKUPPAM,
AMBATTUR,
CHENNAI - 53

392

STILT + 2 FLOORS

6

Completed

NIL

NIL

2.

KINGS COURT

PLOT NO.10, 9TH AVENUE,
BANU NAGAR, PUDUR,
AMBATTUR,

718

STILT + 4 FLOOTS

8

Completed

NIL

NIL

2020-21

NANDHI GARDENS

PLOT No.18,19&20,
MASILAMANEESWARAR
STREET,
AMBATTUR, CHENNAI

1403.15

STILT + 4 FLOORS &
5th FLOOR -PART

19

Completed

NIL

NIL

2

SHANTHI NILAYAM

PLOT NO 2, Door No.5/22,
1ST MAIN ROAD.
NAVARATHNA GARDEN

EKATTUTHANGAL,
CHENNAI - 32

1031.51

STILT +3 FLOORS

9

UNDER
CONSTRUCT
ION

M. Kala
M. Kala
M. Kala

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[Signature]
Proprietor

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

- (ix) Registration fee by way of a demand draft dated NEFT / 000121707872 drawn on CICI, Anna nagar, Branch bearing no. _____ for the amount of Rs. 14,657 /- calculated as per sub-rule (3) of rule 3;
- (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 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**
 - (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; **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; **Enclosed**

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Proprietor

M. Kala
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M. K. Bala

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;

- Water Supply : Source from Bore Water & Metro Water.
- Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.
- Solid Wastage Disposal : The Solid wastes which are collected from apartments are disposed through corporation.
- Renewable Energy : We are providing Solar Panel in terrace.
- Fire Fighting & Emergency Services : It will be only applicable for MSB and not apply for this Building.

- (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**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Enclosed**
- (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**
- (xi) the number and areas of covered parking available in the project; Covered Car Partking : **-5 Nos**
- (xii) the number of open parking areas available in the project; Only T/W parking - 9 Nos

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RAHUL ASSOCIATES

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(xiii) Details of Undivided Shares pertaining to the project :-

Project Name: "MAHAVANAM" Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053,

Flats allotted to Land Owner:

| SINO | FLOOR | FLAT NO | TYPE | Built up area in Sq.mtr | UDS in Sq.mtr |
|------|-------|---------|-------|-------------------------|---------------|
| 1 | 1 | A1 | 2 BHK | 91.93 | 42.09 |
| 2 | 1 | B1 | 2 BHK | 91.66 | 41.97 |
| 3 | 2 | C2 | 2 BHK | 92.34 | 42.28 |
| 4 | 3 | C3 | 2 BHK | 92.34 | 42.28 |
| | | | | 368.27 | 168.62 |

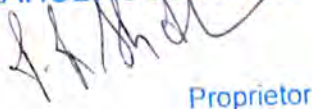
Flats allotted to Builder / Developer:

| sSINO | FLOOR | FLAT NO | TYPE | Built up area in Sq.mtr | UDS in Sq.mtr |
|-------|-------|---------|-------|-------------------------|---------------|
| 1 | 1 | C1 | 2 BHK | 92.34 | 42.28 |
| 2 | 2 | A2 | 2 BHK | 91.93 | 42.09 |
| 3 | 2 | B2 | 2 BHK | 91.66 | 41.97 |
| 4 | 3 | A3 | 2 BHK | 91.93 | 42.09 |
| 5 | 3 | B3 | 2 BHK | 91.66 | 41.97 |
| | | | | 459.52 | 211.40 |

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

M. Kala
M. K. K.
M. K. K.

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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;

| Consultant | Name and Address | Registration No. | E-Mail ID & Mobile No. |
|---------------------|--|---|--|
| Architect / L.S. | RAMSON ASSOCIATES 72&73, "SRISHAS" Siruvallur high road, Perambur, Chennai - 600 011 | RA/Gr.III/19/03/2018 on 08.03.2019 valid up to 07.03.2024 | ramson014@yahoo.com & 7200077999 |
| Structural Engineer | C. KANNAN No.21, Plot no. 257-w, Flat No.2B, Utopia Apartments, 2 nd Floor, 4 th Main Road, Indira Nagar, Chennai - 600 020 | SE/GR-I/19/02/002 on 11/02/2019 valid up to 10.02.2024 | kannankds2007@gmail.co m & 9841249815 |
| Geo-Tech Expert | G.MANOJ KUMAR GLOBE GEOTECHNIQUES 17/10,Vinayagapura m, Illrd Street, MMDA Arumbakkam, Chennai - 600 106 | GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024 | manojkumargad@gmail.co m & 9994712791 |

M. Kala
M.K.
M.K.B.

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Proprietor

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|------------------------------|---|--|---|
| er/Builder | Mr. R.R.SHRIDHAR RAHUL ASSOCIATES AA-117, Shanthi colony, Anna nagar, Chennai -600 040 | RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024 | Rahulassociates27@yahoo. <u>com</u> & 9841576016 |
| Site Supervision Engineer | R.ANANDHAN No.316, 16 th Street, NSK Nagar, Arumbakkam, Chennai – 600 106 | CE/19/03/029 On 08/03/2019 valid up to 07.03.2024 | anandhan.dce@gmail.com, & 9841725191 |


(xvi) a declaration in FORM 'B'. Enclosed

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

Dated:

Place:
Chennai

RAHUL ASSOCIATES


Proprietor

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

M. Kala

M. K. Bal