

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

11070

APPLICATION FOR REGISTRATION OF PROJECT

From

M/s SM CONSTRUCTIONS & PROMOTERS
29A, 4th East Main Road, Gandhi Nagar,
Katpadi, Vellore - 632 006.



To

The Real Estate Regulatory Authority
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

9524455388
senthilmohanv@gmail.com

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Govt Survey Numbers **375/1B1 & 376** with an total extend of **0.196 Acre** of land at **Kangayanallure Village**, Katpadi Taluk, Vellore District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:

Proprietorship Firm : M/s SM CONSTRUCTIONS & PROMOTERS

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority - **Proprietorship Firm**

(a) Name : **M/s SM CONSTRUCTIONS & PROMOTERS**

(b) Address : 29A, 4th East Main Road, Gandhi Nagar,
Katpadi, Vellore - 632 006.

(c) Copy of registration certificate : Attached

(d) Main objects : Construction & Promotions

(e) Name of soul proprietor : **V.SENTHIL MOHAN**

Address : 29A, 4th East Main Road,
Gandhi Nagar, Katpadi,
Vellore - 632 006.

(iii) PAN No : **BJMPS1548B**.



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- (iv) Name of the Bank : **Central Bank of India**
Address of the Bank : No : 73, Arcot Road,
Vellore, Tamil Nadu - 632004
IFSC Code : CBIN0280887
Branch Code : 280887
Account in terms : **Current account - General**
Account No : **5239547897**
- (v) Details of project land held by the applicant :
Vacant Site with total extend of 19.63 Cent (794.60 Sq.Mtr)
Project Name : SM MAJESTIC TOWERS
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project ;
- a) Directorate of Town and Country Planning authority,
• Vellore Local Planning Authority, Planning Permission Approval -
Date : 25/04/2022, Planning Permission No : 035/BPAZONE/00090,
Approval No : 14/2022 (File No: 560/2022/VLPA)
- b) Vellore city municipal corporation,
• Vellore city municipal corporation, Building License Approval -
Date : 21/06/2022, Building License No : 035/BL/2022/00351,
- (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. - This is the first project.
- (viii) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development;
M/s. SM CONSTRUCTIONS & PROMOTERS.
- (ix) Registration fee by way of a demand draft dated drawn on 10/06/2022 **Central Bank of India**, Bearing DD no. "390728" for an amount of Rs.45,000 /- 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;
- (ii) Audited balance sheet of the promoter for the preceding financial year;
- (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;

- (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) 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;
- (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;
- (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;
- (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;
- (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;
- (ix) Preform of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (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;
- (xi) The number and areas of covered parking available in the project;
- (xii) The number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;

- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (xv) The names, addresses, phone numbers, email ids and registration details of the, structural engineers, site engineers, project management consultants, and Geo Technical Engineers, if any and 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 and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated : 23-06-2022
Place : Vellore

For SM Constructions & Promoters

PROPRIETOR

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