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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
1st Floor, No.1-A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008,
Tamilnadu.

Sir,



Email: maria@radiancecrealty.in
Mob No: +91 - 9840709947

I/We hereby apply for the grant of registration of my/our project to be set up **RADIANCE MAJESTIC**, The Proposed Construction of High Rise Group Development Building for Residential Cum Commercial Use Consisting of 2 Blocks in which Block No : 1 Extended basement floor (Parking) + Stilt Floor (Parking) + First Floor (Predominantly Parking use, Multipurpose Hall, Mini Theater, Indoor Games, Business Center and Other Incidental Uses) + 2nd floor (Predominantly Residential use and Swimming pool, Gym, Yoga and Indoor Games) + 3rd floor to 15th floor with 194 Dwelling units and in Block No :2 Stilt floor (Parking) + 8 Floors with 40 dwelling units. Totally 234 dwelling units at Old door No 7, New door No 4, Abutting Arcot Road, Lamech Road, Dhanalakshmi Road & Thai Moogambikai Street, Valasaravakkam, Chennai – 87, Comprised in Old S.No.152, New S.No.152/1A1A1A1, 152/2A1A1A & 152/27 of Valasaravakkam village, Maduravoyal Taluk, within Limits of Greater Chennai Corporation.

1. 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** – N.A

- (a) Name :
(b) Husband's Name :
(c) Occupation :
(d) Permanent address :
(e) Photograph :

Or



(3)

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

- (a) Name **M/s.Radiance Realty Developers India Ltd**
(b) Address **Old door No.110, New door No.111,
1st Floor, 33 feet Road, Anna salai, Guindy,
Chennai – 600 032, Tamil Nadu, India.**
(c) Copy of registration Certificate– **Enclosed as Annexure – A**

(d) Main objects- **Developers of Property, promoters or schemes of housing and/or flats, residential or commercial apartments, land development and layout schemes,builders,civil engineers,contractors and Engineering consultants.**

(e) Name, photograph and address of chairman of the governing body/ partners / directors etc. **Enclosed as Annexure - B**

(iii) PAN No. **AACCN5152H**

(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 A/c NO:**777705003606,**
M/s. ICICI Bank Ltd, No. 30, Chambers Road, Nandanam
Chennai – 600035, Tamil Nadu.

(v) Details of project land held by the applicant **Enclosed as Annexure - C**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **Enclosed as Annexure - D**

(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 as Annexure - E**

(viii) Agency to take up external development works **In house construction;**

(ix) Registration fee by way of a demand draft dated _____ Drawn on _____ bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3; **Enclosed as Annexure - F**

(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 **(Annexure-D1)**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **(Annexure-D2)**
- (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; **(Annexure-D3)**
- (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; **(Annexure-D3)**
- (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; **(Annexure-D3)**
 - (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; **(Annexure-D4)**
- (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-D5)**
- (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-D6)**



- (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-D7)**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **(Annexure-D8)**
- (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-D9)**
- (xi) the number and areas of covered parking available in the project; **(Annexure-D10)**
- (xii) the number of open parking areas available in the project; **(Annexure-D10)**
- (xiii) Details of Undivided Shares pertaining to the project; **(Annexure-D9)**
- (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 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-D11)**
- (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.

Date: 02.09.2022

Place: Chennai

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

