

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
2nd Floor, (East wing), CMDA,
"Thalamurthi - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

I/We hereby apply for the grant of registration of our project to be set up at "SHRI GUGA APARTMENTS" Plot No's.136, 137 & 138, Door No.25,27,29, Block-A & Block-B, 3rd Main Road, M.R. Nagar, Kodungaiyur, Chennai-600051. Perambur Taluk, Chennai 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. V.R. Modern Promoters represented by its Proprietor Mr. R. Sridhar Rajan, S/o. Late V. Rajamani

(ii) In case of individual – Not Applicable

OR

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

- (a) Name : M/s. V.R. Modern Promoters represented by its Proprietor R. Sridhar Rajan
- (b) Address : No.16, Om Muruga Apartment, Teachers Colony Main Road, Kodungaiyur, Chennai - 600118
- (c) Copy of registration certificate : RD/2022/08/2045 (Copy Attached)
- (d) Main objects : The Main objective of the organization is promoting And developing residential and commercial buildings.
- (e) Name, photograph and address of chairman of the governing body /partners / directors etc.
- Name : R. Sridhar Rajan
 - Father's Name : V. Rajamani
 - Occupation : Business – Flat Promoter

For V.R.MODERN PROMOTERS

R. Sridhar Rajan

R.SRIDHAR RAJAN, Proprietor

- Permanent address : **Old No.6B, New No.17, 2nd Cross Street, Gandhi Nagar, Kodungaiyur, Chennai-600118.**
- Mobile Number & Emai ID : **95000 45440**
: **vrmodernpromoter@gmail.com**
- Photograph :



(iii) PAN No. **BTJPS4301K**

(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 in **CITY UNION BANK LIMITED, No.17/22A, Ganapathy Rao Nagar, Redhills Road, Chennai – 600099.**
Enclosed – Original Letter from the Bank

(v) Details of project land held by the applicant _____
Land owners namely **Mr.Vinayakamurthy, Mr.S.Muthukkumaran, Mr.S.Senthil Kumar, Mr.Mahendran and Mrs. S.Geetha (Registered as Document Nos.2905/1974 on 05.09.1974, 5842/2011 on 05.12.2011, 5843/2011 on 05.12.2011, 2908/1974 on 05.09.1974 – SRO Sembiam & Madhavaram) in favour of me the promoter to deal (including powers sell, to develop the said property, applying and obtaining permissions and approvals for sub-division and construction of flats) with the total land property measuring 7200 Sq.ft, Comprised in survey No.149/2, As per patta T.S.No's.128,126 & 127, Block No.38, Kodungaiyur Village, bearing Plot No's.136, 137 & 138, Door No.25,27,29, Block-A & Block-B, 3rd Main Road, M.R. Nagar, Kodungaiyur, Chennai-600051.**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:
Planning Permit No.PPA/WDCN04/05844/2022, dated 27/07/2022 of Greater Chennai Corporation.
Building Permit No.BA/WDCN04/04570/2022, dated 27/07/2022 of Greater Chennai Corporation.
Planning Permit No.PPA/WDCN04/05845/2022, dated 27/07/2022 of Greater Chennai Corporation.
Building Permit No.BA/WDCN04/04581/2022, dated 27/07/2022 of Greater Chennai Corporation.

For V.R MODERN PROMOTERS
Sridharan
R.SRIDHAR BAJAN, 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.

Enclosed – Company profile & Project Details List

(viii) Agency to take up external development works-
Self Development

(ix) Registration fee by way of a demand draft dated — drawn online Payment bearing no. C1UBH2224104216⁵ for an amount of Rs. 28000/- /- 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 – Photo copy of General Powers

(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 – Photo copy of Sale Agreements

(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 – Photo copies of the Sanctioned Plan

For V.R.MODERN PROMOTERS

Sridharrajan
R.SRIDHAR RAJAN, Proprietor

(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;

Not Applicable

(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;

Bore well, Metro water supply, Solar energy & Lift.

(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 – Photo copy of Land Survey

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

**Enclosed – Draft of the Allotment Letter, Agreement for Sale
Constructions Agreement and Conveyance Deed**

(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 – List furnishing the details of the number, type and the Carpet area.

(xi) the number and areas of covered parking available in the project;

Details furnished in the above list.

(xii) the number of open parking areas available in the project;

Enclosed – Two wheeler parking area.

(xiii) Details of Undivided Shares pertaining to the project;

Enclosed – Details of Undivided shares.

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

Not Applicable

(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;

Enclosed – List furnishing the details of the Architect, Structural Engineer & Site Engineer

For V.R. MODERN PROMOTERS

Sridhar Rajan

R. SRIDHAR RAJAN, Proprietor

(xvi) A declaration in FORM 'B'.
Enclosed – Affidavit cum Declaration

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

Dated:12.08.2022
Place: Chennai

Yours Sincerely,
For V.R. MODERN PROMOTERS
Sridhar Rajan
R.SRIDHAR RAJAN, Proprietor
Signature of the applicant