

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



**To,**  
**The Real Estate Regulatory Authority**  
No.1A, 1<sup>st</sup> Floor ,Gandhi Irwin Bridge Road ,  
Egmore , Chennai – 600 008 .

**Sir,**

We hereby apply for the grant of registration of our project located at Plot No.E 153/1 & E 153/2, 6th Cross Street & 7th Cross Street, Besant Nagar, Chennai - 600 090, comprised in T.S.No.4 part, 7 part, 8 part (as per Document) and T.S.No.4/9 & 7/2 (as per Patta), Block No.40, Urur Village, Velachery Taluk, Chennai District, Greater Chennai Corporation, Zone – X, Division – 176

**Project Name: RAMANIYAM SUMMIT**

Consist of Single Block , Stilt + 5 Floors with 20 Dwelling Units.

1. The requisite particulars are as under:-

(i) Status of the applicant : Limited Liability Partnership

**(ii) Private Limited Company :**

(i) (a) Name : M/s. Sri Ramabhakta Real Estates LLP ✓  
Represented by its Authorised Signatory Mr. V. Senthilkumar

(b) Address: No.5 / 89 - 4A, Chettiyar Park Road, M.M.Street, Kodaikanal – 624101. ✓

(c) Copy of registration certificate: Certificate of Incorporation Enclosed.

(d) Main objects:

i) To engage and carry on the business of buying and selling of land, build / develop buildings, promote plots for residential or commercial purposes, houses, flats, offices, factories or industries, IT Parks, Multi – storied buildings including Multi-storied flats, apartments, bungalows, holiday resorts, townships, shopping complexes, decorators, merchants, farm house or any other or immovable property.

ii) To undertake all or any of the business of builders, contractors / sub contractors, or developers for private bodies or individuals, or to get the work carried out on lease or in hire or any other mode from any other contractor and to deal in all sorts of building materials or requisites required for construction activities including supply of materials, consumables, plant, equipment, manpower necessary for its execution, dealers in stone, sand, cement bricks, timbers, iron and steel hardware's and other building requisites and to render consultation and advisory services in real estate business.

For Sri Ramabhakta Real Estates LLP

For Sri Ramabhakta Real Estates LLP

  
Authorised Signatory

  
Authorised Signatory



iii) To acquire and hold any property including but not limited to immovable property in the nature of residential Houses, Flats, Commercial Buildings, Industrial parks, factory premises, Parking Lots, Malls, Shopping complex, IT Parks, Office premises, Exhibition Centres, maintain such property, carry out customer preferred changes in the premises and letting them out on rent to any person, including Government bodies, Corporations, Companies, Firms, individuals, multi – national Companies, maintaining the properties and also to render such services as may be required in respect of the properties.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.:

**Name: M/s. Sri Ramabhakta Real Estates LLP**  
**Represented by its Authorised Signatory Mr.V. Senthilkumar**  
 Address : No.5 / 89 - 4A, Chettiyar Park Road, M.M.Street,  
 Kodaikanal – 624101.  
 Contact No : 7092076995  
 E-Mail ID : ramabhaktallp@gmail.com  
 PAN No. AEOF55758R

(iv) 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 :

**Account No** : 50200073571436  
**Bank Name** : HDFC Bank Ltd  
**Branch Address** : No.78/4, Bye Pass Road, Madurai- 625016, Tamilnadu

(v) Details of project land held by the applicant:

Plot No.E 153/1 & E 153/2, 6th Cross Street & 7th Cross Street, Besant Nagar, Chennai - 600 090, comprised in T.S.No.4 part, 7 part, 8 part (as per Document) and T.S.No.4/9 & 7/2 (as per Patta), Block No.40, Urur Village, Velachery Taluk, Chennai District, Greater Chennai Corporation, Zone – X, Division – 176.

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

Planning Permit No.15029, PP/NHRB/252/2022/A&B, dt:25.08.2022, vide CMDA File No. PP/NHRB/S(B2)/0750/2021, issued by CMDA and

Building Permit No. CEBA/WDCN13/00281/2022, dated : 01.09.2022, issued by Greater Chennai Corporation.

(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 we are developing.**

(viii) Agency to take up external development works, Greater Chennai Corporation Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**

(ix) Registration fee by way of a demand draft dated: 25.10.2022 drawn on HDFC Bank Ltd, bearing no.001998 for an amount of Rs.47,500/- (Rupees Forty Seven Thousand Five Hundred Only) calculated as per sub-rule (3) of rule 3;

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

For Sri Ramabhakta Real Estates LLP

  
 Authorised Signatory

For Sri Ramabhakta Real Estates LLP

  
 Authorised Signatory

2. We enclose the following documents 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: **Patta and Power of Attorney 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 : **NIL.**
- (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: **Power of Attorney 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: **Planning permit and approval drawing 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.**
- (vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy : **Enclosed.**
- (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: **Mentioned in the Carpet Area Statement.**
- (xii) The number of open parking areas available in the project: **Mentioned in the Carpet Area Statement.**
- (xiii) Details of undivided shares pertaining to the project: **Mentioned in the Carpet Area Statement.**
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Enclosed as Annexure.**

For Sri Ramabhakta Real Estates LLP

  
Authorised Signatory

For Sri Ramabhakta Real Estates LLP

  
Authorised Signatory

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project: **Enclosed as a Separate Sheet.**

(xvi) A declaration in FORM "B": **Enclosed**

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

Dated: 27.10.2022

Place : Chennai

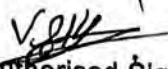
**Yours faithfully,**

For Sri Ramabhakta Real Estates LLP

  
Authorised Signatory

Signature and seal of the applicant(s)

For Sri Ramabhakta Real Estates LLP

  
Authorised Signatory