

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

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APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
CMDA-Tower-II, 1st Floor, No:1A
Gandhi Irwin Bridge Road
Chennai-600 008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

Kazhinjur Taluk Katpadi District Vellore State Tamilnadu.

1. The requisite particulars are as under:-
(i) **Status of the applicant** : Proprietorship M/s. Reddy Builders, Mrs. C. Uma, Mr. V.C. Sudhakar and Mrs. V.S. Mathangi.

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

- (a) Name: M/s. Reddy Builders,
(b) Address: No.03, thiruvalluvar Nagar Main Road,
V G Rao Nagar, A- Sector,
Katpadi, Vellore, Tamilnadu - 632007
(c) **Copy of registration certificate**: Enclosed
(d) **Main objects** : Construction of Residential Buildings
(e) **Name, photograph and address of Director**:
Name: S. Magesh Kumar
Photograph: Enclosed 9655 939 219
Address : No. 1A, Massi Reddy Street,
Krishnapuram, Ambur TK,
Thirupattur DT, Tamilnadu - 635802



Name, photograph and address of Land Owner:

Name: Mrs. C. Uma
Photograph: Enclosed
Address : No. 4, 6th East Main Road,
Gandhinagar, Katpadi,
Vellore, Tamilnadu-632006.

Name, photograph and address of Land Owner:



Name: Mr. V. C. Sudhakar
Photograph: Enclosed
Address : No. 4, 6th East Main Road,
Gandhinagar, Katpadi,
Vellore, Tamilnadu – 632006.

(3)



Name, photograph and address of Land Owner:

Name: Mrs. V. S. Mathangi
Photograph: Enclosed
Address : No. 4, 6th East Main Road,
Gandhinagar, Katpadi,
Vellore, Tamilnadu – 632006.



- (ii) PANNo.
Mr. S. Magesh Kumar – AQLPK3308G
Mrs. C. Uma – ACCPU4613P
Mr. V.C. Sudhakar – BGQPS3232R
Mrs. V.S. Mathangi. – AHHPV5313M

- (i) **Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained**

Name of Bank: IDBI BANK

Address: No. 05, 14th cross street
First Floor, Gandhi Nagar,
Vellore, Tamilnadu – 632006.

- (ii) **Details of project land held by the applicant:**

The project has been constructed in S.No. 214, T.S. No. 84/2 in Kazhinjur village acquired as follows:

1. M/s. Reddy Builders
No.03, thiruvalluvar Nagar Main Road,

V G Rao Nagar, A- Sector,
Katpadi, Vellore, Tamilnadu– 632007.

2. Mrs. C. Uma
No. 4, 6th East Main Road,
Gandhinagar, Katpadi,
Vellore, Tamilnadu – 632006.

3. Mr. V. C. Sudhakar
No. 4, 6th East Main Road,
Gandhinagar, Katpadi,
Vellore, Tamilnadu – 632006.

4. Mrs. V. S. Mathangi
No. 4, 6th East Main Road,
Gandhinagar, Katpadi,

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The project is for development of 5096 sq.ft and has been approved by DTCP vide approval order No. 2484/21 dated on 06.12.21 layout No. LPH/ DTP. 74/60 and Kazhinjur village (Enclosed)

- (iv) 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.

First Project

- (v) Agency to take up external development works SELF Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (vi) Registration fee by way of a demand draft dated 06.03.2023 drawn on NEFT bearing no. N065230183802153 for an amount of Rs. 23,500/- calculated as per sub-rule (3) of rule 3;
- (vii) 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: Copy Enclosed
- (ii) **audited balance sheet of the promoter for the preceding financial year; Copy 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; Copy of SLR/ Patta 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; The EC for the property up to date is 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; DETAILS ATTACHED

(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

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- (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;DETAILS ATTACHED
- (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;DETAILS ATTACHED
- (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;DETAILS ATTACHED
- (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;DETAILS ATTACHED
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;DETAILS ATTACHED
- (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;**6 Nos**
- (xii) the number of open parking areas available in the project;**4 Nos**
- (xiii) Details of Undivided Shares pertaining to the project;**4949.6 Sq.ft**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;DETAILS ATTACHED
- (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;DETAILS ATTACHED
- (xvi) A declaration in FORM 'B' .Enclosed

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- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; DETAILS ATTACHED
- (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; DETAILS ATTACHED
- (xvi) A declaration in FORM 'B'. Enclosed

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

Date: VELLORE

Place: 06.03.2023

Yours Faithfully,

Signature and Seal of the Applicant(s)

REDDY BUILDERS

A. Magesh Kumar
Proprietor