

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

APPLICATION FOR REGISTRATION OF PROJECT

To,

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



Sir,

We hereby apply for the grant of registration of Building – Individual Villas - 20 Nos  
In the Lay-out known as 'ADITYARAM PALACE CITY PARADISE', situated  
at Sholinganallur Village, Sholinganallur Taluk, Chennai District, and falling within  
the Sub-Registration District of Neelangarai and Registration District of Chennai  
South.

Name of the Project: "ADITYARAM PALACE CITY, PARADISE"

The requisite particulars are as under:-	
(i) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	Applicant: Company
Name:	M/s.Adityaram Housing Private Limited represented by its Authorised Signatory Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543 / 9952999408
Email I.D.	adityaramgroup@gmail.com
Copy of the Registration Certificate	Attached Separately
Main Objects	Attached Separately
Name, Photograph and address of chairman of the governing body	Attached Separately

For ADITYARAM HOUSING (P) LTD.

*P. Arya Adityaram*

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

*P. Arya Adityaram*

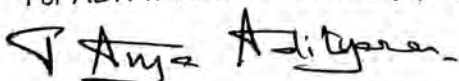
For FLOURISHING VENTURES (P) LTD.

*P. Arya Adityaram*

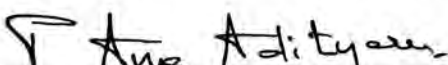
*P. Arya Adityaram*

(ii) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	<b>Applicant: Partnership Firm</b>
Name:	<b>M/s.Adityaram Infrastructure Projects LLP</b> represented by its Authorised Signatory Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543
Email I.D.	<a href="mailto:adityaramgroup@gmail.com">adityaramgroup@gmail.com</a>
Copy of the Registration Certificate	Attached Separately
Copy of Partnership Deed	Attached Separately
Name, Photograph and address of Designate Partner	Attached Separately
Particulars of PAN NO.	AAWFA9629D M/s.Adityaram Infrastructure Projects LLP
(iii) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	<b>Applicant: Company</b>
Name:	<b>M/s.Flourishing Ventures Private Limited</b> represented by its Authorised Signatory Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543
Email I.D.	<a href="mailto:adityaramgroup@gmail.com">adityaramgroup@gmail.com</a>
Copy of the Registration Certificate	Attached Separately
Main Objects	Attached Separately
Name, Photograph and address of chairman of the governing body	Attached Separately

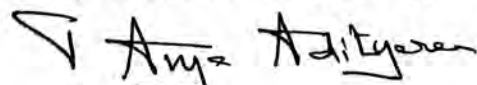

For ADITYARAM HOUSING (P) LTD.



For ADITYARAM INFRASTRUCTURE PROJECTS LLP

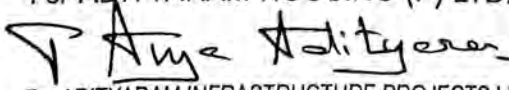


For FLOURISHING VENTURES (P) LTD.

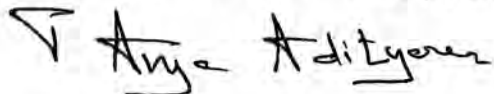



Particulars of PAN NO.	AADCF6511F M/s.Flourishing Venture Private Limited
(iv) Status of the applicant, whether individual/company/proprietorship firm/ societies/ partnership firm/ competent authority:	<b>Applicant: Individual</b>
Name:	Mr.P.Arya Adityaram.
Address:	No.50, East Coast Road, Adityaram Nagar, Panayur, Chennai – 600119
Contact No.	9840919543
Email I.D.	<a href="mailto:adityaramgroup@gmail.com">adityaramgroup@gmail.com</a>
Particulars of PAN NO.	PAN:CKZPA4751R
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: AXIS BANK Address: No.284/6, Lakshman Nagar, Khandan Chavadi, Perungudi, Chennai -96
Details of the project land held by the Applicants	20 Individual Residential Buildings each consisting of Ground + 1 Floor, totally measuring 3428.8 Sq.m., comprising in Plot Nos. 51,52,58,59,60,61,67,68,69,70,71,72,73,79,80,81,82,83,84,85, situated in the Lay-out known as 'ADITYARAM PALACE CITY, PARADISE situated at Sholinganallur Village, Sholinganallur Taluk, Chennai District, and falling within the Sub-Registration District of Neelangarai and Registration District of Chennai South.
Usage of the Building	Residential purpose
Total Extent of the Land in Sq.m	3623.87 Sq.m
Total Extent of the Building in Sq.m	3428.8 Sq.m (Abstract of each villa Attached separately)
Details of Approved obtained from various Competed Authorities for commencing the Project	<b>For the Lay-out:</b> The Planning Permit has been issued by

For ADITYARAM HOUSING (P) LTD.

  
For ADITYARAM INFRASTRUCTURE PROJECTS LLP

For FLOURISHING VENTURES (P) LTD.







the CMDA vide P.P.D./L.O.  
No:168/2022 vide Letter  
No.:Layout/11438/2022 Dated:  
16.07.2022

Planning Permission has been issued by  
Greater Chennai Corporation vide  
SD/WDCN15/00944/2022 and the  
Layout Approval  
LA/WDCN15/00006/2023

Layout RERA Registration  
No.TN/29/Layout/1271/2023 Dated  
11.04.2023.

**For Individual Villa Planning Permit:**

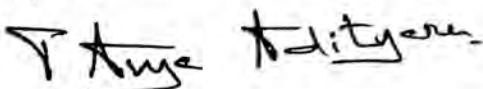
Villa No: 51 PPA/WDCN15/03451/2023  
Villa No: 52 PPA/WDCN15/03452/2023  
Villa No: 58 PPA/WDCN15/03327/2023  
Villa No: 59 PPA/WDCN15/03328/2023  
Villa No: 60 PPA/WDCN15/03329/2023  
Villa No: 61 PPA/WDCN15/03330/2023  
Villa No: 67 PPA/WDCN15/03312/2023  
Villa No: 68 PPA/WDCN15/03313/2023  
Villa No: 69 PPA/WDCN15/03314/2023  
Villa No: 70 PPA/WDCN15/03315/2023  
Villa No: 71 PPA/WDCN15/03316/2023  
Villa No: 72 PPA/WDCN15/03317/2023  
Villa No: 73 PPA/WDCN15/03318/2023  
Villa No: 79 PPA/WDCN15/03319/2023  
Villa No: 80 PPA/WDCN15/03321/2023  
Villa No: 81 PPA/WDCN15/03322/2023  
Villa No: 82 PPA/WDCN15/03323/2023  
Villa No: 83 PPA/WDCN15/03324/2023  
Villa No: 84 PPA/WDCN15/03325/2023  
Villa No: 85 PPA/WDCN15/03326/2023

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 case pending, details of type of land and payments pending etc.

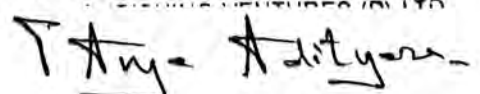
Attached Separately

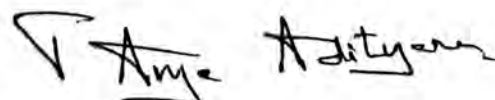
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For ADITYARAM INFRASTRUCTURE PROJECTS LLP



For FLOURISHING VENTURES (P) LTD.





Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/ Self Development	No (Self Development) To be clarified
Registration fee calculated as per sub-rule (3) of rule 3	Rs.68,580/- is remitted into the Current Account No.6543057988 of Tamil Nadu Real Estate Regulatory Authority (TNRERA) Acknowledgment is attached. Calculation sheet of Registration Fee - Attached Separately.
Any other information the applicant may like to furnish	NIL
2. We enclosed the following Documents	
Authenticate copy of the PAN card of the promoter;	Attached Separately
Audited balance sheet of the promoter for the preceding financial year	Enclosed
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
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
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;	Not Applicable
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;	Attached separately

For ADITYARAM HOUSING (P) LTD.

*T Anja Adityaram*

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

*T Anja Adityaram*

For FLOURISHING VENTURES (P) LTD.

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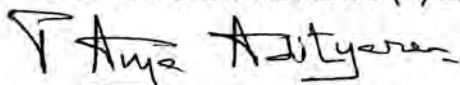
The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority	
The pan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;	a) Water Supply – Sump b) Sewage Disposal – STP c) Solid Waste Disposal - Garbage collection d) Renewable Energy -- Solar water heater at the option of the customer.
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	Attached separately
Profoma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees;	Attached separately
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;	Attached separately
The number and areas of covered parking available in the project;	Attached separately
The number of open parking areas available in the projects;	Attached separately
Details of undivided shares pertaining to the project;	Not Applicable
The names, addresses, phone numbers, emails ids and registration details of real estate agents, if any, for the proposed project;	NIL
The names, addresses, phone numbers, emails 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 associate with the development of the proposed project;	Attached separately
A Declaration in FORM 'B'	Enclosed

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

Dated: 20.04.2023

Place: Chennai.

For ADITYARAM HOUSING (P) LTD.



For ADITYARAM INFRASTRUCTURE PROJECTS LLP

Yours faithfully,

For FLOURISHING VENTURES (P) LTD.

