

FORM "A"

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,
The Real Estate Regulatory Authority
No.1A, 1st 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.96, New Door No.5, Old door No.3, 4th Cross Street, R.K.Nagar, Raja Annamalai Puram, Chennai - 600 028, Comprised in R.S.No.4241/1 part as per Document and R.S.No.4241/12 as per patta, Block No.91 of Mylapore (Part 2) Village, Mylapore Taluk, Greater Chennai Corporation, Zone - XIII, Division No.171.

Project Name: RAMANIYAM SHYAMALA.

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

1. The requisite particulars are as under:-

(i) Status of the applicant : Individuals and Limited Liability Partnership.

(i) Individuals :

(a) Name : Ms.Lakshmi Ramani represented by their GPA M/s.Ramaniyam Realtors LLP.

(b) Address: New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

(c) Copy of registration certificate: Nil.

ii) Limited Liability Partnership :

(i) (a) Name : M/s.Ramaniyam Realtors LLP.

Represented by its Authorized Signatory Mr.S.V.K.Sundar.

(b) Address: New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

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

(d) Main objects:

1) To undertake all or any of the business of builders, contractors / sub contractors, or developers, 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 including for Govt. Agencies and Departments.

For Ramaniyam Realtors LLP

For Ramaniyam Realtors LLP

Authorised Signatory

3

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, petrol bunks, offices, factories or industries, educational and technical institutions, Information Technology Parks, techno parks, software parks, hi-tech city, multi storeyed buildings, ports, roads, dams, bridges, tanks, causeways irrigation canals, barrages including multi – storied flats, apartments, bungalows, holiday resorts, townships, shopping complexes, decorators, merchants, farm house or any other or immovable property.

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

Name : M/s. RAMANIYAM REALTORS LLP,

Represented by its Authorized Signatory Mr.S.V.K.Sundar,

Address : New No.14, Old No.67,

Third Main Road, Gandhi Nagar,

Adyar, Chennai – 600 020.

Contact No : 98412 69564.

E-Mail ID : sundar@ramaniyam.com

PAN No. **AAHFT8920F**



(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 :

A/C No. 409001916691.

RBL Bank Limited, T.Nagar, Chennai - 600 017.

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

Plot No.96, New Door No.5, Old door No.3, 4th Cross Street, R.K.Nagar, Raja Annamalai Puram, Chennai - 600 028, Comprised in R.S.No.4241/1 part as per Document and R.S.No.4241/12 as per patta, Block No.91 of Mylapore (Part 2) Village, Mylapore Taluk, Greater Chennai Corporation, Zone - XIII, Division No.171 .

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

Planning Permit No. OL-PP/NHRB/0189/2023, dt: 23.05.2023, vide CMDA File No. CMDA/PP/NHRB/S/0197/2023, issued by CMDA and Building Permit No. CEBA/WDCN13/00216/2023 dated : 08.06.2023 issued by Greater Chennai Corporation.

For Ramaniyam Realtors LLP

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(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.**

(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: 12.06.2023 drawn on RBL Bank Ltd bearing no.444183 for an amount of Rs.37,500/- (Rupees Thirty Seven Thousand Five Hundred Only) calculated as per sub-rule (3) of rule 3;

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

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: **Settlement deed in the name of owners , 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: **Joint Development Agreement 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: **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.**

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(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.**


(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.**

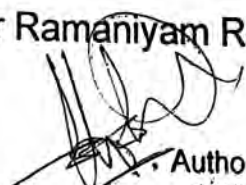
(xvi) A declaration in FORM "B": **Enclosed**

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

Dated: 13.06.2023

Place : Chennai


For Ramaniyam Realtors LLP
Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

Yours faithfully,

Signature and seal of the applicant(s)