

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

APPLICATION FOR REGISTRATION OF PROJECT

To

THE REAL ESTATE REGULATORY AUTHORITY,
No.1, Gandhi irwin Road,
Thalamuthu - Natarajan Building
Egmore, Chennai - 600 008,

Sir,

We hereby apply for the grant of registration of our project to be set up at *AD/2A &*

Muttukodiyapuram Village,
Thirupuvayalur Taluk,
Chengam Thiruvallur District, Tamil Nadu State.

Ab/1A 2A

1. The requisite particulars are as under:-

(i) Status of the applicant

: Company

(ii) In case of individual -

- (a) Name
(b) Father's Name
(c) Occupation
(d) Permanent address
(e) Photograph

NA



OR

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

- (a) Name : M/s.VIJAY RAJA HOMES PRIVATE LIMITED
- (b) Address : Vijay Raja's Apex,
Plot No:22, 2nd street, Kamaraj nagar,
Chemmancherry, Chennai-600119.
- (c) Copy of registration certificate : Incorporation certificate enclosed.
- (d) Main objects : Developers and Promoters of Property /flats,
villas, Multistoried building residential and
commercial development.

For VIJAY RAJA HOMES PRIVATE LIMITED

[Signature]
Chairman Cum Managing Director,

Vijay Raja Homes Private Limited

Vijay Raja's Apex, Plot No: 22, 2nd Street, Kamaraj Nagar, Chemmancherry, Chennai - 600119

+91 44 6605 6605 support@vijayrajagroup.com www.vijayrajagroup.com

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

1. M.R.CHENDILNATHAN

Chairman cum Managing Director



2. Mrs.C.RENUKA

Director



3. C.ASHWIN

Director



(iii) PAN No. : AAECV0570D

(iv) 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 : HDFC

Address of Bank : 27 New M98, Main Road, Kandanchavadi, Perungudi
Chennai - 600 096

Branch :

Current A/c No : 50 200085 761 282

IFSC Code : HDFC0000795

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director

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

Project Name : VRX TERRACE
 Survey No : 40 2A & 46 1A2A
 Village : Muttukadu
 Taluk : Thiruporur
 District : Chengalpattu
 State : Tamil Nadu

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

DTCP	Assistant Director, MLPA, DTCP, Chengalpattu	572/2022	21.03.2023
MUTTUKADU PANCHAYAT	The President, Muttukadu Panchayat	07/2023	18.08.2023

FSI building Area: 10495.13 sq.mt

FSI: 2.701

(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.

Completed Project Details:

Project	Location	Category of Building	No. of Flats/ Villa	Status	Year of completion
Century Court	Poonamallee	Group Housing	100	Completed	2016
Navarathna	Neelankarai	Individual Villas	9	Completed	2017
August	West Tambaram	Special Buildings	42	Completed	2017
Classic	Unamancheri	Individual Villas	29	Completed	2018
Classic Plus	Unamancheri	Individual Villas	21	Completed	2018
Ideal Homes	Gudapakkam	Group Housing	224	Completed	2019
Classic Plus Plus	Unamancheri	Individual Villas	07	Completed	2019
Exurb	Perunthandalam	Apartment	506	Completed	2022

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director

On Going Project:

1	360°	Jammin Korattur	Apartment	2736	Internal Plastering work is in Progress	2025
2	Fete	Poonamallee	Apartment	245	Plinth in Progress	2024

(viii) Agency to take up external development works with Local Authority (exact Authority or any agreement to the Authority)

"Self-development"

(ix) Registration fee by way of a demand draft dated drawn on bearing No..... for an amount of Rs. \$\$\$\$\$\$\$/- (Rupees One lakh sixty nine thousand two hundred sixty three only) calculated as per sub-rule (3) of rule 3

"Rs.2,00,383 /- (Rupees Two lakhs three hundred and eighty three only) PAID BY RTGS ON 17.08.2023, VIDE REF. No. SBINR12023081766970079"

(x) Any other information the applicant may like to furnish. - NO -

2. we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter; - YES

(ii) audited balance sheet of the promoter for the preceding financial year; - YES

(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; - YES

(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; - **ENCUMBRANCE CERTIFICATE 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; - NA-

For VIJAY RAJA HOMES PRIVATE LIMITED


Chairman Cum Managing Director,

(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;

- PROCEEDINGS ORDER, PLANNING PERMIT AND APPROVED 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;

- PLANNING PERMIT ISSUED BY DTCP, ASSISTANT DIRECTOR.

- BUILDING PERMIT ISSUED BY THE PRESIDENT, MUTTUKADU PANCHAYAT.

(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; - YES

(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;

" VRX TERRACE in Survey No. 40/2A & 46/1A2A at Muttukadu Village, Thiruporur Taluk , Chengalpattu District, Tamil Nadu"

Latitude is 12°49'38.9"N, Longitude is 80°14'24.7"E

(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; "Enclosed"

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

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

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

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director

(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;

Structural Engineer : P. Raman M.E (Struc),
Consulting Engineer & Regd. Valuer,
Class-I, Licensed Surveyor No: ,
No.5/13, S.S Manian's Apartment,
Ground Floor, Thambiah Road Extn,
West Mambalam, Chennai- 600033.
Mobile: 044 – 4351 2027.
E-Mail: raman_str@yahoo.com

Contractor : M/s VIJAY RAJA HOMES PVT LTD.,
"Vijay Raja Apex",
No.22, 2nd Street, Kamaraj Nagar,
Chemmancherry,
Chennai – 600 119
Mobile: 044 6605 6605

Project Manager : D. Radha Krishnan
Registered Construction Engineer (CE)
CMDA Reg No. CE/2022/03/1023
No.9, Kanni Tamil Street, B.V Nagar,
Nanganallur, Chennai – 600 114.
Mobile: 8754131979, 9344903563
E Mail: rksv878@gmail.com

(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.

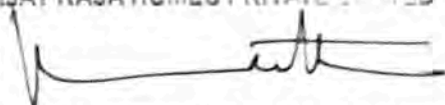
Dated: 14/08/2023

Place : Chennai

Yours faithfully,

For M/s Vijay Raja Homes Pvt Ltd.,

For VIJAY RAJA HOMES PRIVATE LIMITED



(M.R.Chendilnathan) Chairman Cum Managing Director

Chairman Cum Managing Director
Signature and seal of the applicant(s)