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

To

The Real Estate Regulatory Authority
No.14, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



Sir,

We hereby apply for the grant of registration of our project to be set up at **'Karpagam Castle', Door No.59/3, Subramania Gurukkal Street, Raja Annamalaipuram, Mandavelipakkam, Chennai – 600028**, Mylapore Village, Mylapore Taluk, Chennai District, Tamil Nadu.

[1] The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:
PARTNERSHIP FIRM

(ii) In case of individual –

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

OR

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

- (a) Name : **RADS INFRASTRUCTURE**
- (b) Address : Regd. Off.: **No. 31-A, First Street, Karambakkam, Porur, Chennai, 600116.**
Admin Off.: **No.2, Third Cross Street, Third Main Road, Jaganathapuram, Velachery, Chennai - 600042**
- (c) Mobile No : **9840034346**
- (d) E-mail : **radsinfrastructure@gmail.com**
- (e) Copy of registration certificate : **Enclosed**
- (f) Main objects : **Builders and Promoters**
- (g) Name, photograph and address of chairman of the governing body / partners / directors etc.
Name, photograph and address of the partners :

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Page 1 of 5


Partner

Sl. No.	Name	Photo	Address
1	Mr. R. ALWIN RAJA		Flat No.4-B, "A" Block, Sai Surya Apartments, Plot Nos.488-499, 3 rd Main Road, Kamakotti Nagar, Pallikaranai, Chennai - 600100.
2	Mr. RAMSON RAMALINGAM		Flat No.503, DRA TUXEDO Apartments, No.176, Inner Ring Road, Velachery, Chennai - 600042
3	Mrs. A. SHAILA		Flat No.4-B, "A" Block, Sai Surya Apartments, Plot Nos.488-499, 3 rd Main Road, Kamakotti Nagar, Pallikaranai, Chennai - 600100.
4	Mrs. R. JEYARANI		Flat No.503, DRA TUXEDO Apartments, No.176, Inner Ring Road, Velachery, Chennai - 600042

(iii) PAN No.

: **AALFR8580K**

(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;

THE FEDERAL BANK LTD, Velachery Branch,

No.20, 3rd Main Road, Rajalakshmi Nagar, Velachery, Chennai - 600042.

Type of Account : Current Scheme

Account No : **22960200004694**

: RERA NO LIEN

IFSC

: FDRL0002296

For RADS INFRASTRUCTURE

Page 2 of 5


Partner

(v) Details of project land held by the applicant;
 An extent of **1 Ground 1200 Square Feet** (i.e., **3600 square Feet**) of land bearing **Door No.59/3**, Old Door No. 3 & 3/1, New Door No. 5 & 5/1, Subramania Gurukkal Road, presently **Subramania Gurukkal Street, Raja Annamalaipuram, Mandavelipakkam, Chennai, 600028**, comprised in O.S.No. 80Part, R.S.No. 4132Part, C.C.No. 5429 Part, Patta C.A.No. 289Part, as per **Permanent Land Register Extract**, new **Survey No.4132/4, Block No.90** of **Mylapore Village**, situated at **Mylapore (Part 2) Town, Mylapore Taluk, Chennai District**.

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

Planning Permission No. PPA/WDCN13/04642/2023 dated **14/06/2023** and **Building Permission No. BA/WDCN13/04101/2023** dated **14/06/2023** 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;

Site Address	Project Detail	Current Status of the Project	Case Pending	Payment Pending
Visesh Vihar, Door No.109/225, R K Mutt Road, R A Puram, Mylapore, Chennai - 600028.	Stilt + 3 Floor 6 Flats	Completed in 2022	Nil	Nil
Senapathy Enclave, Plot Nos.2 & 3, Door Nos.3 & 3/1, Ramasamy Street, Gopalapuram, Teynampet, Chennai - 600086.	Stilt + 3 Floor 10 Flats	Ongoing	Nil	Yes
Joel's Nest, Plot No.1, Door No.1, A.V.M. NAGAR 2 nd Street, Virugambakkam, Chennai - 600 092.	Stilt + 3 Floor 6 Flats	Ongoing	Yes	Yes
Plot No.27, Door No.4/9, Umapathy Street Extension, West Mambalam, Puliur Registration Village, Chennai - 600033.	Stilt + 3 Floor 3 Flats	Ongoing	Nil	Yes

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; **Self Development**

(ix) Registration fee by way of a demand draft dated _____ drawn on _____ bearing No. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **Nil**


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[2] We enclose the following documents in triplicate, 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 : **Enclosed - Copy of Joint Development Agreement.**
- (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 : **Enclosed - Copy of Joint Development Agreement.**
 - (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 : **Enclosed - Copy of Planning Permission, Building Permit and Building Sanction Plan.**
- (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 - Copy of Sanction Plan.**
- (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 : **NA**

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- (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 ;

Latitude -

1	3	.	0	2	5	6	7	1
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Longitude -

8	0	.	2	6	6	1	4	6
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- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Not Allotted**
- (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 : **5 Nos - 62.5 Sq. mtrs.**
- (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 : **Nil**
- (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 of Architect, Structural Engineer, Geo Technical Engineer are Enclosed.**
- (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 : 20/07/2023

Place : Chennai.

Yours faithfully,

For RADS INFRASTRUCTURE


Partner