

VIGNESH MONDHRON. - 9047495426

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

APPLICATION FOR REGISTRATION OF PROJECT

To  
The Tamil Nadu Real Estate Regulatory Authority (TNRERA),  
CMDA Tower-II,  
No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008.



Sir,

I/We hereby apply for the grant of registration of my/our project "RUBY ARCADIA" - Proposed construction of group development comprising 2 Blocks with combined stilt floor ; Block A & Block B consisting of stilt floor + 5 floors (18.20m height) Residential building with 78 dwelling units (each block 39 dwelling units ) and Gym & Association room at 1<sup>st</sup> floor level (Affordable housing) at Agaramthen, Chennai comprised in S.No.221/2 , 222/2B & 236/3B2 of Agaramthen village, within the limits of ST. Thomas Mount panchayat union

1. The requisite particulars are as under:-

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

RUBY BUILDERS & PROMOTERS

(ii) In case of individual -

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

  
Partner

(OR)

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

(a) Name and Address : Ruby Builders & Promoters,  
: No. 247-B, Velachery Main Road  
Selaiyur, Chennai -600 073.

(b) Copy of registration certificate : Attached

(c) Main objects : Attached

(d) Name, photograph and address  
Of chairman of the governing  
Body / partners / directors etc. : Mr. Ashok Manor  
Partner



Ruby Builders & Promoters,  
247-B, Velachery Main Road,  
Selaiyur, Chennai - 600 073.

(iii) PAN No. AAGFR3747K

(iv) Name and address of the bank or banker with which account in terms of section 4 (2) (1)(D) of the Act will be maintained Punjab national bank 205 Velachery main road , Selaiyur, chennai-600 073

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Partner

- (v) Details of project land held by the applicant: **"RUBY ARCADIA" - Proposed construction of group Housing development with 2 Blocks; combined stilt floor for Block A & Block B ; Block A -stilt floor + 5 floors (18.20m height) Residential building with 39 dwelling units; Block B-Stilt Floor + 5 Floors (18.20m height) Residential building with 39 dwelling Units; Totally 78 dwelling units and Gym& Associates room(Affordable room) at Agaramthen, Chennai comprised in S.No.221/2 , 222/2B & 236/3B2 of Agaramthen village, within the limits of ST. Thomas Mount panchayat union**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:  
CMDA File No. CMDA/PP/NHRB/S/0046/2023  
Planning permission no. OL-PP/NHRB/0314/2023 dated on 16.08.2023  
Agaramthen Village Panchayat Approval vide. No. 432/2023-2024
- (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.  
Attached
- (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 online transfer with RTGS Reference Number - PUNBR52020111216093230 Dated 11/11/2020 for an amount of Rs. 2,29,500/- calculated as per sub-rule (3) for rule (3)

RUBY BUILDERS &amp; PROMOTERS

Partner

(x) 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; **Attached**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **Attached**
- (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; **Attached**
- (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; **Attached**
- (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;
- (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; **Attached**

RUBY BUILDERS & PROMOTERS



- (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;
- (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; **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; **Attached**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **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; **Attached**
- (xi) The number and areas of covered parking available in the project; **Attached**
- (xii) The number of open parking areas available in the project; **Attached**
- (xiii) Details of Undivided Shares pertaining to the project; **Attached**
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Attached**
- (ix) 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; **Attached**

(xvi) A declaration in FORM 'B'.

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

Dated:

Place:

Yours faithfully,  
RUBY BUILDERS & PROMOTERS  
  
Partner

Signature and seal of the applicant(s)