

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
Thalamuthu Natarajan Malligai,
Tower – II, No: 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



Sir,

I/We hereby apply for the grant of registration of my Proposed construction of Stilt + 4 Floors + 5 Floors (Part) (Height - 18.30 m) Residential Building with 19 Dwelling Units (Affordable Housing) at Plot No. 59, 60, 69 & 70 (CMDA Approved Layout P.P.D/L.O. No. 71/2001), Radheshyam Avenue Main Road and Radheshyam Avenue Park Road, Rajakilpakkam, Chennai - 600073, Comprised in Old S.No. 114/2 & 115/2, New S.No. 114/7 & 115/2A1B of Rajakilpakkam Village, within the limits of Tambaram Municipal Corporation, Chengalpattu District – “Project Name : **JOEL PARK**”.

1. The requisite particulars are as under :-

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

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

- (a) Name - M/s. JENI CONSTRUCTION (P) LTD rep by its director Mr.T.Benjamin Rajan.
- (b) Address - No. 86/8, Ganesh Nagar 1st Main Road, Selaiyur, Chennai – 73.

(c) Copy of registration certificate -

GST Registration: 33AACCJ9187G1ZC.

(d) Main objects - To provide the good developments.

(e) Name, photograph and

Jeni constructions@gmail.com
9841183242

For JENI CONSTRUCTION PVT. LTD.

Managing Director


address of chairman of
the governing body / partners / directors etc.

- (iii) PAN No.: **AACCJ9187G** -M/s. **JENI CONSTRUCTION PVT LTD;**
- (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 **PUNJAB NATIONAL BANK, CHITLAPAKKAM, A/c No. 7433002900000028;**
- (v) Details of project land held by the applicant **NIL;**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **CMDA – Planning Permission No. OL-00310, dated on 05.11.2023 ;**
- (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;
- (viii) Agency to take up external development works **NIL** Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee by way of a demand draft dated **19.09.2023** drawn on **Punjab National Bank** reference no. **S76930601** for an amount of **Rs.33,300/-** calculated as per sub-rule (3) of rule 3;
- (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;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (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;
- (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;
- (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,

For JENI CONSTRUCTION PVT. LTD.


Managing Director

entered into between the promoter and each owner and copies of title and other documents reflecting the title of each owner in the land proposed to be developed.

(v) 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.

- (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 therein including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;
- (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;
- (ix) provisions of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee;
- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of factory, verandah, open areas and other common areas, if any, details of which have to be furnished separately;
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Unlisted Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, civil engineers, project management consultants, EAC consultants and Geo Technical Engineers, if any and other professionals or firms

BY SEN INSTRUCTION NO. 11

Manager, JICA

persons, if any associated with the development of the proposed project;
(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.

Yours faithfully,

For JENI CONSTRUCTION PVT. LTD.


Managing Director

Signature and seal of the applicant(s)

Date: 19.09.2023

Place: Chennai.