

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority
(TNRERA), No. 1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008



Sir,

I/We hereby apply for the grant of registration of my/our project **PLATINA** to be set up at R.S.No.112/10 (Part), Block No. 4 of Teynampet Village; Mylapore Taluk; Chennai District; Tamil Nadu State for proposed construction project of stilt + 5 floors residential building with 10 dwelling units at old door no 134/135, New No: 60/134, Gowdia Mutt Road, Royapettah, Chennai 600014. This fresh application is being made for this project along by virtue of getting the revised approval from CMDA. The earlier Rera Approval obtained vide TN/29/Building/316/2022 dated 18.08.2022 is liable to be cancelled.

1. The requisite particulars are as under:-

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

Private Limited Company

(ii) In case of individual

Not applicable

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

- (a) Name - Legendary Real Estates Pvt. Ltd
- (b) Registered Address - 2nd Floor, Amble Side Building, No 8, Khader Nawaz Khan Road, Nungambakkam, Chennai - 600006
- (c) Corporate Address - 2nd Floor, Amble Side Building, No 8, Khader Nawaz Khan Road, Nungambakkam, Chennai - 600006
- (d) Mobile number - +91 98404 00757, +91 90030 07070
- (e) Email - kudhupudin@legendary.net.in, vishaal@legendary.net.in
- (f) Copy of registration certificate - Attached
- (g) Main objects (as per MOA)
 - To purchase, sell and otherwise to carry on the business such as

For LEGENDARY REAL ESTATES PVT LTD.

Director

builders, contractors, Estate Development.

- To purchase any land, plot(s) of land or immovable property or any right or interest therein either singly or jointly or in Partnership
- with any person(s) or Body corporate or partnership Firm and to develop and construct thereon residential, commercial complex or complex(es) either singly or jointly or in partnership as aforesaid, comprising offices for sale or self use or for earning rental income thereon by letting out individual units comprised in such building(s).
- purchase any movable or immovable property including industrial, commercial, residential, or farm lands, plots, buildings, houses, apartments, flats or areas within or outside the limits of Municipal Corporation or other local bodies, anywhere within the Domain of India, to divide the same into suitable plots, and to rent or sell the plots for building/constructing residential houses, bungalows, business premises, and colonies and rent or sell the same and realize cost in lumpsum or easy installments or by hire purchase system and otherwise.

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

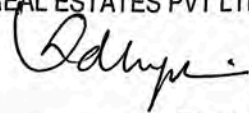
			
Syed Ghouse Kudhupudin (Director)	Shaik Vajeed (Director)		
Cell No - +91 98404 00757	Cell No - +91 98404 00757		
Email - kudhupudin@legendary.net.in	Email - vajeed20@gmail.com		
Address - Flat no 3, Shyams Residency, 46, Thambusamy Road, Kilpauk, Chennai - 600010	Address - 10/1 PM Darga road, 2 nd Street, Llyods road, Thiruvallikeni, Chennai - 600005		

(iii) PAN No

Legendary Real Estates Pvt. Ltd. - AAEL5957C

(iv) Name and address of the bank or banker with which account in terms of section

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Director

4 (2)(l)(D) of the Act will be maintained

*SBI Bank, SME Branch, 5, 1st Cross Street, Kasturiba Nagar, Adyar, Chennai,
Tamil Nadu 600020*

- (v) Details of project land held by the applicant
*9619 sq ft of land situated at 134/135, New No: 60/134, Gowdia Mutt Road,
Royapettah Chennai 600014;*
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project
(a) *Planning permit number – OL-00102 DT 26.12.2022*
(b) *Approved plan numbers – OL-PP/NHRB/0100/2022*
- (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.
Not applicable. A separate declaration is enclosed.
- (viii) Agency to take up external development works - Greater Chennai Corporation being the local Authority
(a) *Greater Chennai Corporation is the nodal agency for providing external development works. The development works such as road, water supply, sewage disposal etc. is already available in the proposed project area.*
(b) *The electricity will be provided by TANGEDCO for which the requisite facility is already organized.*
- (ix) Registration fee by way of a NEFT transfer on 09th December 2022 vide UTR CNACHBYHA4 from SBI for an amount of Rs 47,220/- (Forty-Seven Thousand Two Hundred and Twenty Rupees only) calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish
NIL

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

- (i) authenticated copy of the PAN card of the promoter
enclosed separately
- (ii) Audited balance sheet of the promoter for the preceding financial year
Enclosed separately
- (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

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Director

documents with authentication of such title, if such land is owned by another person:

Land ownership document along with the General power of attorney in favour of Legendary Real Estates Pvt. Ltd. is 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

EC dated 05/01/23 is 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 –

General Power of Attorney for the proposed project is obtained from the land owner for the development.

- (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 separately

- (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 separately

- (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

A separate declaration is 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

For LEGENDARY REAL ESTATES PVT LTD.


Director

the end points of the project;

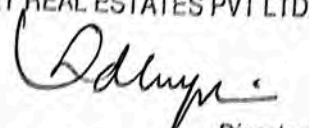
A separate letter containing the longitude and latitude information is enclosed.

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees
Enclosed separately
- (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 as part of Area Statement
- (xi) The number and areas of covered parking available in the project
Covered car parking - 18
- (xii) the number of open parking areas available in the project
Open car parking - 4
- (xiii) Details of Undivided Shares pertaining to the project
Enclosed as part of the Area Statement
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.
No real estate agent is proposed to be engaged. Hence NIL.
- (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.

Architect, Structural engineer, Geo technical engineer and licensed surveyor details are furnished separately.

No HVAC consultant is proposed in this project, hence NIL.

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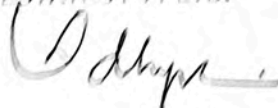
(xvi) a declaration in FORM 'W'
Enclosed separately

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

Dated: 09/01/2023

Place: Chennai

For LEGENDARY REAL ESTATES PVT LTD.


Director

Yours faithfully,

Signature and seal of the applicant(s)