

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

APPLICATION FOR REGISTRATION OF PROJECT



To , 1542

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

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Thiruporur Taluk, Kanchipuram District and State of Tamil Nadu.

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 individual –

- (a) Name : **Mr. J. Mangilal**
- (b) Father's Name : Mr. Jothiram
- (c) Occupation : Business
- (d) Permanent address : 1/223, Kamarajar Street
Kelambakkam
Chennai – 603101.
PAN: AAMPM7950P
Mobile No.9444833095
Email ID: Not available

- (e) Photograph



- (f) Name : **Mr. R. Jayavel**
(g) Father's Name : Mr. K. Rathinavel
(h) Occupation : Business
(i) Permanent address : Door No.79
Thirunagar 2nd Cross
Salem – 636007
PAN: ABWPJ8807B
Mobile No. 9443360060
Email ID:
- (j) Photograph



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

- (a) Name : **SHUBHA VENTURE**
(b) Address : No.228, 2nd Cross Street, 5th Link
Road, Palkalai Nagar,
Palavakkam,
Chennai – 600041.
(c) Copy of registration certificate : Enclosed
(d) Main objects : Property Developers
(e) Name, photograph and address of : 1. **Mr. G. Venkatesan,**
partners No.5, JayaprakashStreet,
Vijayalakshmpuram,
Chennai - 600053
Designation: Partner
Mob No.9500022253
Email:





2. Mr. Govind Bharwani
No.21, Narasingapuram Street,
1st Floor, Anna Salai,
Chennai – 600002
Designation: Partner
Mob No.9840027190
Email:



3. Mr. S. Gunasekaran
KG Sagar Apartment, FFG Block,
No.31D, 4th Seaward Road,
Valmiki Nagar, Thiruvanmiyur,
Chennai – 600041
Designation: Partner
Mob No.9884066995
Email:

- (iii) PAN No. : ADUFS0743H;
- (iv) Name and address of the bank/banker with which account in terms of sec 4(2)(I)(D) of the Act will be maintained : **HDFC BANK**
TN RERA Current A/c No. **50200037712175**
Gangwal Mansion J14,
3rd Avenue, Anna Nagar,
Chennai – 600040.
- (v) Details of project land held by the applicant: **Doctors Shubham County**
No.46, Thaiyur Village,
Thiruporur Tk, Kanchipuram Dist.
- (vi) Details of Approval obtained from various Competent Authorities for commencing the Project : **DTCP Approval No.33 / 2018**

- (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;**
- (viii) Agency to take up external development works : **Self Development;**
- (ix) Registration fee by way of Demand Draft dated **27.02.2019**, drawn on **HDFC Bank**, bearing No.**022918** for an amount of **Rs.1,57,035/- (Rupees One Lakh Fifty Seven Thousand and Thirty Five only)** 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, 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;

- (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;
- (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) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (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;
- (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 Undivided 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, 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;
- (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.

Date: April 02, 2019
Place: Chennai

yours faithfully,
Signature and seal of the applicant(s)

JH^x J. Mani

RS^x R. S.

SV^x **For SHUBHA VENTURE**

[Signature]
Partner