

NAHARAJU
-9840461662

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

APPLICATION FOR REGISTRATION OF PROJECT

To

3561

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



We hereby apply for the grant of registration of our project - **SRI RAMANUJAR NAGAR**, Comprised in Survey No.272/2, 273/2, 274, 275/2 and 276/1 of Meyyur Village and Panchayat, Madurantakam Panchayat Union, Madurantakam Taluk, Kancheepuram District, Tamil Nadu - 603 111.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether **Individual** / Company / Proprietorship firm / societies / Partnership firm / Limited Liability Partnership (LLP) / competent authority;

(ii) In case of Individual

(A) Name : - K S RAMANUJAM
(B) Father's Name : - Kodavasai Iyengar Sowrirajan
(C) Occupation : - Retaired Sub-Collector
(D) Permanent Address : - 163, Venkatrangan Pillai Street,
Tiruvallikeni, Chennai - 600 005
Mobile No. 8072743491 / 9787567225

Email: narasimhan1202@hotmail.com

(E) Photograph : -



OR

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

K. S. Ramujan

- (a) Name :
- (b) Address :
- (c) Copy of registration Certificate :
- (d) Main objects :
- (e) Name, photograph and address of chairman of the governing body / partners / director etc.
- (iii) PAN No. AETPR1763G : **K S RAMANUJAM**
- (iv) **Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained:**
- * Bank Certificate Enclosed
 - * Details are -

Name	: K S RAMANUJAM
Bank	: ICICI Bank
Account No	: 270705000813
Branch	: Perumbakkam
IFSC Code	: ICICI0002707
- (v) **Details of project land held by the applicant:**
- **SRI RAMANUJAR NAGAR**, Comprised in Survey No.272/2, 273/2, 274, 275/2 and 276/1 of Meyyur Village and Panchayat, Madurantakam Panchayat Union, Madurantakam Taluk, Kancheepuram District, Tamil Nadu - 603 111
 - Total Land Extent 1,89,921 square feet, details are:-

• Road Gifted Area	- 51,138
• Park (Gifted Area)	- 8,942
• Plottalbe Area (Sold)	- 54,271
• Plottable Area (Unsold)	- 75,821
Total	-190172 (Actual Area in Site)
- (vi) **Details of Approval obtained from Various Competent Authorities for commencing the Project:**
- Approved by the Deputy Director Town and Country Planning, Chengalpattu vide Planning Permission No.715(R)/2018, dated 17.12.2019, in letter No.6222/2019CR3, dated 17.12.2019 and Block Development Officer, Madurantakam Panchayat Union Letter Dated 03.11.2019.

K-S-Ramujan

- (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.:**

* This is my first project

- (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 **10.08.2020** drawn on **Tamil Nadu Mercantile Bank**, bearing no.**242929** for an amount of **Rs.35,300/-** calculated as per sub-rule (3) of rule

- (x) Any other information the applicant may like to furnish: NA

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 letter for Non Submission of ITR.

- (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

- (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;

* Enclosed

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- (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;

* Power of Attorney has been enclosed

- (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;

* Only Plots

- (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;

- Approved by the Deputy Director Town and Country Planning, Chengalpattu vide Planning Permission No.715(R)/2018, dated 17.12.2019, in letter No.6222/2019CR3, dated 17.12.2019 and Block Development Officer, Madurantakam Panchayat Union Letter Dated 03.11.2019

- (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

* Park

- (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

* Enclosed

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

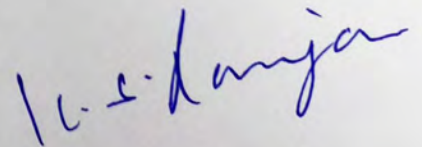
* Enclosed

L.S. Damjan

- (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
- * Not Applicable, Since it is Plotted Development
- (xii) the number of open parking areas available in the project
- * Not Applicable, Since it is Plotted Development
- (xiii) Details of Undivided Shares pertaining to the project
- * Not Applicable, Since it is Plotted Development
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project
- * Self Marketing
- (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;-
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- (xvi) A declaration in FORM 'B'.
3. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 19/08/2020
Place: Chennai

Yours faithfully,



Signature and seal of the applicants