

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority


No.1A, First Floor, Gandhi Irvin Bridge Road,

Egmore, Chennai-600008

Sir,

I hereby apply for the grant of registration of my project to be set up at

Madhavaram Taluk, Chennai District, Tamil Nadu State.

1	The Requisite Particulars are as Under	
(i)	Status of the applicant, whether individual / Company / Proprietorship Firm / Societies / Partnership Firm / Competent Authority ; Individual	
(ii)	In Case of Individuals	
	a	Name R.Sakthivel
	b	Father's Name C.Rathinam
	c	Occupation Promoter
	d	Permanent address New No.27, Old No.13, Fifth Main Road, Jawahar Nagar Chennai- 600082 Mobile: 9940366899 e mail id: rasakthivel@yahoo.com
	e	Photograph 
	OR Company / Proprietorship Firm / Societies / Partnership Firm / Competent Authority: NIL	
	a	Name

	b	Address	
	c	Copy of Registration Certificate	
	d	Main objects	
	e	Name, Address, Photograph of Chairman of the Governing body, partners, directors etc	Not Applicable
(iii)	PAN No.		AHSPR7686J (Enclosed - Annexure I)
(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		
	Name of the Bank		State Bank of India
	Address		Jawahar Nagar Branch, New No.28, Old No.A 46, Karhikeyan Salai, Periyar Nagar, Chennai-600082 Bank Certificate Enclosed as Annexure II
(v)	Details of the Project Land Held by the Applicant		Total Area of Site: 3653.43 Sq Meter S.No.442/1 & T.S.No. 39/4 Block No.6 & WARD B M.G.R Street, Mandhaveli, Madhavaram, Chennai-600060.
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project		Layout Approved by the Commissioner of Greater Chennai Corporation vide No.LA/WDCNO2/0003/2020 dated 03/03/2020 & Planning Permit No. SD/WDCN03/00587/2018 Enclosed as Annexure III & IV
(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 the FIRST PROJECT
(viii)	Agency to take up external development works_Local		Greater Chennai Corporation

	Authority (exact Authority or any agreement to the Authority) / Self Development;	Zone 3 Officials. Betterment Tax Paid to GCC & Receipt Enclosed as Annexure V
(ix)	(i) Registration fee by way of Rs. <u>13635/-</u> calculated as per sub-rule (3) of rule 3	Indian Bank Draft No.
(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 as Annexure I
(ii)	audited balance sheet of the promoter for the preceding financial year;	Income Tax Return Acknowledgement copy of the FY-2019-2020 Enclosed as Annexure VI
(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 as Annexure VII
(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 No.37450048/2020 dated 09/03/2020 Enclosed as Annexure VIII
(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	General Power of Attorney Registered as Document No.1633 dated 09/03/2020 at S.R.O Madhavaram Enclosed as Annexure IX

		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 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.	NOT APPLICABLE
	(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 as Annexure III & IV
	(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;	Not Applicable
	(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 as Annexure X
	(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Not Applicable

(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;	Not Applicable
(xi)	the number and areas of covered parking available in the project;	Not Applicable
(xii)	the number of open parking areas available in the project;	Not Applicable
(xiii)	Details of Undivided Shares pertaining to the project;	Not Applicable
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Not Applicable
(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;	Not Applicable
(xvi)	a declaration in FORM 'B'.	Enclosed as Annexure XI

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

Dated: 11/03/2020
Place: Chennai-82

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