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FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT



To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
IIIrd Floor (East Wing),
CMDA, 'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008..

I hereby apply for the grant of registration of Residential plot layouts at land in Kadumpadi Amman Koil Main Road, now Thiruthangal Nadar College road in Sno.239/2 & 240/2 TS No. 13&18/2, Block no.14, Ward.001, Sno.239/3 & 240/3, TS no.14/2 & 17/2, Block no.14, Ward.001, Kodungaiyur Mazura, Chinna Kodungaitur Village, Perambur Taluk, Chennai District, Greter Chennai Corporation, Division - 34, Zone - 4.

1. The requisite particulars are as under:-

(i) Status of the Applicant: **INDIVIDUAL**

(ii)

- a) Name : **Mr.Deepchand Jain**
- b) Husband's Name: Mr. Kishanlal Lunia
- c) Occupation : Business
- d) Permanent Address: No.43, Samy street, Choolai, Chennai 600112
- e) Photo graph : **Affixed**
- f) PAN NO : **AAFPJ8057K.**

x *Deepchand*

2. Name and Address of the bank or banker with which account in terms of section 4(2)(1)(D) of the Act will be maintained- **LETTER FROM THE BANK- enclosed as Annexure-1**
3. Details of project land held by the applicant: **Land in Kadumpadi Amman Koil Main Road, now Thiruthangal Nadar College road in Sno.239/2 & 240/2 TS No. 13&18/2, Block no.14, Ward.001, Sno.239/3 & 240/3, TS no.14/2 & 17/2, Block no.14, Ward.001, Kodungaiyur Mazura, Chinna Kodungaitur Village, Perambur Taluk, Chennai District, Greter Chennai Corporation, Division - 34, Zone - 4**
4. Extent of the Land in Sq.M. : **2795.50 sq.m. (AS PER TSLR)**
5. Details of Approval obtained from various Competent Authorities for commencing the Project-
- a) **PLANNING PERMISSION FROM GREATER CHENNAI CORPORATION NO: SD/WDCN04/00375/2020.- COPY ENCLOSED as Annexure-2**
6. Registration fee by way of D.D. No.098966, The Federal Bank, Purasaiwakkam Branch, dt: 10.06.21 for an amount of **Rs.12,000/-** (Rupees Twelve Thousand only) calculated as per sub-rule (3) of rule 3. **as Annexure-3.**
7. Brief details of the projects launched by the Land Owners 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.-**NO PREVIOUS PROJECTS.**
8. Any other information the applicant may like to furnish.- **NIL**
9. I /We enclose the following documents in triplicate, namely:-
- (i) Authenticated copy of the PAN card of the Land owners-**as Annexure-4**
- (ii) Audited balance sheet of the promoter for the preceding financial year **as Annexure-5**
- (iii) Copy of the legal title deed reflecting the title of the Land owner to the land on which development is proposed to be developed along with legally valid

x *[Signature]*

documents with authentication of such title, is such land is owned by another person-**Online Patta** as Annexure-6

- (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- as Annexure-7
- (v) 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- as Annexure-8
- (vi) 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- as Annexure-9
- (vii) *Proforma of the allotment letter, Agreement for sale and the conveyance deed proposed to be signed with the allottees - as Annexure -10*
- (viii) Name of the License Surveyor- **MR. M.Mohan**- LS No.RE/GR-III/19/02/002
License No: Registered Certificate as Annexure-11

10. A declaration in FORM 'B' as Annexure as 12

11.	Total Project Cost	: Rs. 7,49,26,500/-
	Land Cost (Market Value)	:Rs. 6,80,00,000/-
	Development Charges (Infrastructure)	:Rs. 15,00,000/-
	Fees paid Charges	:Rs. 54,26,500/-
	<u>As annexure-13</u>	

12. CD with all the above details in PDF format- As annexure -14.

13. Detailed area statement as annexure-15.

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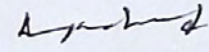
(9)

I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief

Dated:

Yours faithfully,

Place: Chennai

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Signature of the applicant