

FORM 'A'
**(Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and
 Development Rules, 2017)**

APPLICATION FOR REGISTRATION OF PROJECT

To

The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
 Door No.1-A, First Floor, CMDA, Thalamuthu Natarajan Maligai,
 No.1, Gandhi – Irwin Bridge Road,
 Egmore, Chennai – 600 008.



Sir,

We hereby apply for the grant of registration of our project named 'SUPRADEEPAM' regularisation of layout framework in s.no.166/1, 2, 3, 168, 176/2, 4B, 177/1, 2 & 178/2A, 2B2, 2C, 2D of Vayalanallur village & s.no.280/2A1 of Chokkanallur village Poonamallee panchayat union, Poonamallee Taluk, Thiruvallur District, Pin – 600 072, Tamil Nadu State.

1. The requisite particulars are as under:

(i) In case of Firm –

- | | | |
|--------------------------------------|---|--|
| (a) Name | : | M/s. MS LAND PROMOTERS PVT LTD
M/s. MS BUILDERS
Mr.S.MOORTHY
Mr.T.GANESAN |
| (b) Address | : | No 554, 2 ND Floor, Kundrathur main road, kumananchavadi, Chennai -056 |
| (c) Copy of Registration Certificate | : | (Enclosed) |
| (d) Main Objects | : | Real Estate and Promoters |
| (e) Name of the Directors & Partner | : | Mr.T.Ganesan
Mr.S.Moorthy |

For M.S. Land Promoters Pvt. Ltd.

S.G. U
 Directors

For M.S. BUILDERS

S.G. U
 Partners

S.G. U

Photograph

: Affixed



Address

: No 554, 2ND Floor, Kundrathur Main Road, Kumananchavadi, Chennai -056

(iii) PAN No.

: (1) **AACCL3970B**
(MS LAND PROMOTERS PVT LTD)

(2) **AARFM9601J**
(MS BUILDERS)

(3) **AIPPM4478B**
(Mr.S.MOORTHY)

(4) **AFWPG2175B**
(Mr.T.GANESAN)

(iv) 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

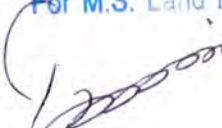
: **Details enclosed.**

(v) Details of project land held by the Applicant

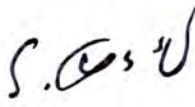
: **Enclosed**

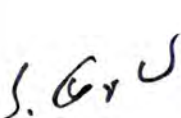

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : **Planning Permit No.46/2021 dt.15/02/2021 vide Letter No.Reg.L/15230/2017 obtained from Member Secretary, CMDA-Regularisation act 2017, Chennai.**

For M.S. Land Promoters Pvt. Ltd.

 S. G. U.
Directors

For M.S. BUILDERS

 S. G. U.
Partners

 S. G. U.


(vii)

- (i) 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., -

Enclosed

- (ii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development - **Self Development.**

- (iii) Registration fee by way of Demand Draft dated drawn on bearing No..... for an amount of Rs...../- calculated as per sub-rule (3) of rule 3;

- (iv) Any other information the applicant may like to furnish - Nil

1. 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**

- (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 - **Not Applicable**

- (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 - **No Encumbrance**

For M.S. Land Promoters Pvt. Ltd.
S.G.U
Directors

For M.S. BUILDERS,
S.G.U
Partners

S.G.U
Partners

- (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 - **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 - **Copy of the Approved Plan enclosed**
- (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.**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees - **Enclosed**

For M.S. Land Promoters Pvt. Ltd.
S. G. U
Directors
S. G. U
S. G. U

- (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 - **NIL**
- (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.**

2. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Date :
Place : Chennai

Yours Faithfully,

For M/s. [Name] Promoters Pvt. Ltd.
S. G. U
Directors
S. G. U
S. G. U



PROJECT ADDRESS : **"SUPRADEEPAM"** REGULARISATION OF LAYOUT
FRAMEWORK IN **S.NO.166/1, 2, 3, 168, 176/2, 4B, 177/1, 2 & 178/2A, 2B2,
2C, 2D OF VAYALANALLUR VILLAGE & S.NO.280/2A1 OF CHOKKANALLUR
VILLAGE** POONAMALLEE PANCHAYAT UNION, THIRUVALLUR DISTRICT – 600 072

(1)

- a) Name of the Firm : **MS LAND PROMOTERS PVT LTD**
b) Address : No 554, 2nd Floor, Kundrathur Main Road,
Kumananchavadi, Chennai - 56
c) Copy of Registration
Certificate : **Enclosed**
d) Main objectives : **Real Estate and Promoters**
e) Company Directors
a. Name : **Mr.T,GANESAN**
b. Address : No 1/211, 5th Street Periyar Nagar
Seneerkuppam, Chennai - 56
c. Photographs :



- a. Name : **Mr.S.MOORTHY**
b. Address : No 3, Manali Saravana Nagar,
Mangadu, Chennai – 600 122
c. Photographs :



For M.S. Land Promoters Pvt. Ltd.

S. G. U
Directors

**M.S.Land Promoters
Private Limited**

#554, II floor, Kundrathur Main Road,
Kumananchavadi, Chennai - 600056
Phone : 044 - 2679 2000/2700/2800