

FORM 'A'
APPLICATION FOR REGISTRATION OF PROJECT




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

Sir,

I hereby apply for registration of my proposed project of **Residential Layout "LINS Nagar"** consists of **81 Plots** (including 28 EWS Plots), and a park at SF. No: 132/1B (part) & 134/2 (part), V. M. Chatram Village, [New T. S. No. 7/2B (part) & 8/5 (part), Ward No. BR, Block 16], Palayamkottai Taluk, Tirunelveli District, Tamil Nadu - 627 011.

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 individual	
	(a)	Name Kapil Thomas
	(b)	Father's Name Thomas Chacko Moolayil
	(c)	Occupation Business
	(d)	Communication Address Kapil Thomas Villa 108, Casagrande Eternia 2, Kalapatti Main Road, SNS Kalvi Nagar, Kurumbapalayam, Coimbatore – 641 048 Phone: 94437 77885 Mail Id: kapilthomas77@gmail.com

(e)	Photograph	
OR		
In case of firm / Societies / trust / companies / limited liability partnership / 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.	
(iii)	PAN No.	ACLPT6463F (Enclosed as Annexure I)
(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	
	Name of the Bank	Axis Bank
	Address	Axis Bank Ltd., No.1133, 1135 & 1136, Avinashi Road, Pappa Naickanpalayam, Coimbatore - 641037 Bank Certificate enclosed as Annexure II
(v)	Details of project land held by the applicant	Area of the Site: 18078 Sqm (4.47 Acres) SF. No: 132/1B (part) & 134/2 (part), [New T. S. No. 7/2B (part) & 8/5 (part), Ward No. BR, Block 16], V. M. Chatram Village, Palayamkottai Taluk, Tirunelveli District, Tamil Nadu - 627 011.
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Got plan approval from DTCP Chennai on 19.04.2021 (Enclosed as Annexure III)
(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	This is the First Project. Self-Declaration enclosed as Annexure IV

	status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.	
(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	Calculation sheet of Registration Fee is enclosed as Annexure V
	Demand Draft or NEFT / RTGS	NEFT
	Payment done from (bank)	Axis Bank
	Dated	01.09.2021
	Bearing Number / UTR Number	GR8YXRMI5526
	Amount of Rupees	Rs. 48530
(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 / partners for the preceding financial year	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)	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 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	Not Applicable

	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;	Enclosed as Annexure III
(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 IX
(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, HVAC consultants and Geo-Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;	Registration Details of Licensed Surveyor is enclosed as Annexure X
(xvi)	A declaration of FORM "B"	Enclosed as Annexure XI

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

Date: 18.08.2021

Place: Tirunelveli

Your's faithfully,


Kapil Thomas