

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

APPLICATION FOR REGISTRATION OF PROJECT



To
The Real Estate Regulatory Authority
Tamilnadu
CMDA Tower -II, 1st Floor,
No.1A Gandhi Irwin Road,
Egmore, Chennai

Sir,
I hereby apply for the grant of registration of my layout project namely
"ROYAL CITY" comprised in survey nos. 196,197/1 AND 197/2 of Seevadi
Village, Seyur Taluk, Kancheepuram District.

Name: Mr. Nigama Thulla
Company Name - M/S. Jems
Foundation - Proprietor
Address : No. 5, Plot no. 96, 1st Main
Road, New Kumaran Nagar,
Shollinganallur- 600119
Mail : nigamathulla@gmail.com



Name : M. Lakshmipathy
Father's Name : Muthukrishnan
Occupation : Business
Address: Kuvathur Bazar Street,
Cheyyur Taluk, Kancheepuram -603305



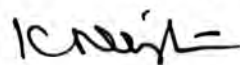
Name : M Kannapiran
Father's Name : Muthukrishnan
Occupation : Business
Address: Kuvathur Bazar Street,
Cheyyur Taluk, Kancheepuram -603305



(Handwritten signature)

M. Lakshmipathy
M. kannapiran

- (ii) audited balance sheet of the promoter for the preceding financial year; - **Copy 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; - **NA**
- (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.**
- (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; - **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;
- (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**
- (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



M. Lakshmi Pathy

M. Kannabirun

- (iii) PAN No. - **Enclosed**
- (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 - **Copy Enclosed**
- (v) Details of project land held by the applicant – Total extent – 7.50 Acres, survey nos. 196, 197/1 AND 197/2 of Seevadi Village, Seyur Taluk, Kancheepuram District.
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - **Copy Enclosed**
- (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 - .
First Project
- (viii) Agency to take up external development works (exact Authority or any agreement to the Authority) - NA
- (ix) Registration fee by way of a demand draft dated: 03-01-2022 drawn on bearing No. - **Copy Enclosed** drawn no:- 463104 Rs. 93,000/-
- (x) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
(i) authenticated copy of the PAN card of the promoter; - **Copy Enclosed**

10/11/22
M. Lakshmi Pathy
M. Kannasivan

management, emergency evacuation services, use of renewable energy; - **NA**

(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; - **Google Map Enclosed**

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

(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; - **NA**

(xi) the number and areas of covered parking available in the project; - **NA**

(xii) the number of open parking areas available in the project; - **NA**

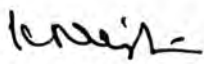
(xiii) Details of Undivided Shares pertaining to the project; - **NA**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **Self**

(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; - **NA**

(xvi) a declaration in FORM 'B'. **Enclosed**

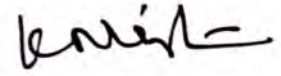
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.


M. Lakshmi Pathy
M. Kannabiran

Dated: .12.2021

Place: Chennai

Yours faithfully,
Signature and seal of the applicant



M. Lakshmi Pathy

M. Kannabiran