

BY POST**FORM 'A' [See rule 3 (2)]****APPLICATION FOR REGISTRATION OF PROJECT**

To,
 The Tamil Nadu Real Estate Regulatory Authority,
 No.1A, 1st Floor, Gandhi Irwin Bridge Road,
 Egmore,
 Chennai – 600008.
 Sir,



I hereby apply for the grant of registration of my project to be set up at **Ritz RCS Enclave, SF.No 86B/2pt, 87b/1pt**, Sathanur Village, Tiruchirappalli City, Corporation. **Plot No 1 to 53.**

1. The requisite particulars are as under:-

- | | | | |
|-------------------------------|---|---|---|
| (i) Status of the applicant | : | Individual s |  |
| (ii) In case of individuals – | | | |
| (1 a) Name | : | A.Ritz Raja | |
| (b) Father's Name | : | S.Arokiasamy | |
| (c) Occupation | : | Real Estate | |
| (d) Permanent address | : | 12/173, Ponnagar, 10th Cross, Trichy620001. | |
| Contact email | : | <u>ritzraja@hotmail.com</u> mob 8056455550 | |
| (e) Photograph | : | Enclosed |  |
| (iii) PAN No. | : | AEOPR3252B | |
| (2 a) Name | : | K.Velusamy | |
| (b) Father's Name | : | Kandasamy | |
| (c) Occupation | : | Road Contractor | |
| (d) Permanent address | : | 30 Arokiyasamy Pillai Street, Crawford, E.Pudur, Trichy620012. | |
| Contact email | : | mob 9443384692 | |

A. Ritz Raja *K. Velusamy* *K. Somu* *Olary Seena*

(e) Photograph : Enclosed
(iii) PAN No. : **AAEPV8831A**
(3 a) Name : **Samikkannu**
(b) Father's Name : **Kandasamy**
(c) Occupation : **Road Contractor**
(d) Permanent address : **30A Arokiyasamy Pillai Street, Crawford, E.Pudur, Trichy620012.**



Contact email : **mob 9443384691**
(e) Photograph : Enclosed
(iii) PAN No. : **ABAPS4605E**
(4 a) Name : **Mary Beena**
(b) Father's Name : **Paul Antony**
(c) Occupation : **Real Estate**
(d) Permanent address : **12/173, Ponnagar, 10th Cross, Trichy620001.**
Contact email : **ritzraja@hotmail.com mob 8056455550**
(e) Photograph : Enclosed
(iii) PAN No. : **APAPP6769C**



(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 : **Punjab National Bank ,12A Barathi Avenue, Kattur, Trichy, 620019.**

(v) Details of project land held by the applicant : **Ritz RCS Enclave, SF.No 86B/2pt, 87b/1pt, Sathanur Village , Tiruchirappalli City Corporation.**

Project Type : **Layout.**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:

- Local Body Approval Letter issued by **Tiruchirappalli City Corporation** – Copy enclosed
- Layout Approval by Local Planning Authority
- Approved Layout with Seal – Copy enclosed

A. Ritz Raja 2K 021 0101 - K Samik - Mary Beena

(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: **None, No Case, No Pending.**

(viii) Agency to take up external development works : **Tiruchirappalli City Corporation, Tamil Nadu.**

(ix) Registration fee by way of a Demand Draft: **Panjab National Bank, Kattur, Trichy 19.**

Dated : **13.12.2021. DD no 470629**

Amount : **Rs. 41500/-**

calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish : **None**

2. I enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter : **PAN Copy enclosed.**

(ii) Audited balance sheet of the promoter for the preceding financial year : **2020-2021 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 : **Legal Opinion, Property Documents , Copy enclosed**

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party : **Nil Encumbrance, Copy enclosed.**

in or over such land along with details

(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 : **Promoter is the owner of the land.**

A. Rithy Raja 2) *K. G. S. Srinivasan* 3) *K. Srinivasan* — *Olary Seena*

(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 : **Layout Development only.**

(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 : **Layout Sanctioned by DTCP Trichy and Copy Enclosed.**

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided by the : **Development Work shall be completed by City Corporation as the Development Chargers are paid, DD for Rs.82,00,000/- copy Enclosed.**

(viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including

Latitude : **10.45'20.6"N**
 Longitude : **78.40'52.4"E**
 : **Google map enclosed.**

(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; (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 : **Agents not Appointed**

(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 : **Professionals not Appointed**

A. Rithy Raja

3) K. Samir

2) K. G. Srinivasan

4) Hany Beena

