

*Regulireregion*

Form 'A'  
[See rule 33 92)]

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Application for Registration of Project

To

The Real Estate Regulatory Authority (TRERA)  
NO. 1A, 1<sup>st</sup> Floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600 008.



Sir,

We hereby apply for the grant of registration of our project to be set up at Kesempatti Village, Taluk Melur, District Madurai, State Tamil Nadu.

I. The requisite particulars are as under:-

(i) Status of the applicant is a Partnership firm;

ii) a) Name of Partners:

- 1) P.Guru s/o. Ponnupappu,
- 2) P.Chellappa Mahalingam, S/o. M.Perumal Pillai,
- 3) A.Pandiselvi, W/o. G.Arjunan,
- 4) S.Tharageswari, W/o. S.Sridharan,

b) Address:

- 1) P.Guru s/o. Ponnupappu Door No. 4/47, Gajendrapuram, Chinthamani Post, Madurai- 625 009.
- 2) P.Chellappa Mahalingam, S/o. M.Perumal Pillai, Door No. 17, Muthuramalinga thevar Street, Bibikulam, Madurai- 625 002.
- 3) A.Pandiselvi, W/o. G.Arjunan Door No. 4/125, Burma Colony, Chinthamani Post, Madurai- 625 009.
- 4) S.Tharageswari, W/o. S.Sridharan Door No. 4/57B, Palani Arumuga Nagar, Chinna Anuppanadi, Chinthamani Post, Madurai- 625 009.

c) Copy of Registration Certificate:

The Copy of Registration Certificate No. 111/2011 is enclosed

d) Main Objects:

Formation of Layout for poor Peoples by monthly scheme

e) Partners Name:

1) P.GURU

with Photograph



2) P.CHELLAPPA MAHALINGAM,

With phorograph



3) A.PANDISELVI,

With Photograph



4) S.THARAGESWARI,

with Photograph



iii) PAN No.

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 \_\_\_\_\_.

v) Details of project land held by the applicant **Tophils Real Estates** Project site located at Tamilnadu, Madurai District, Melur Taluk, , Kesampatti Village survey No. 632/2(Part), 633/3, 634/2, 634/3(part), 635/1, 635/3, 635/4(part), 643/2, 643/3, 644/1, 644/4A, 644/4B, 645/4, 647/3B, 693/7(part), 694/1 (Part), 693/6A(part), 693/6C(part) and 693/8 (Part) total land extent 17 Acre 35 cents

**Total number of Plots : 534**

**Already sold plots  
(Without Regularisation  
During the period 2014 to 16) : 98, (9095.40 Sq.mtr)**

**Sold Plots  
After regularisation from the  
period 02.07.2021 to 31.12.2021 : 63**

**As on date unsold plots : 341**

**With out RERA approval  
unsold plats : 404 (35704.97Sq.Mtr)**

Herewith Regularised layout copy enclosed

vi) Details of Approval obtained from various competent Authorities for commencing the project \_\_\_\_\_.

1. Deputy Director of Town and Country Planning authority, Madurai District, Madurai ந.க.எண். 1859/LD.LDP date: 26.04.2021 for layout regularisation (order copy herewith enclosed )
2. Block Development Officer, Kottampatti Union, Madurai District, Kottampatti for the payment of Regularisation, development charges, ( order copy herewith 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 payment pending etc.,

Only one scheme project launched by us in the year of 2012, total number plots 534, already sold 98 plots in before the year 2014-2016.

As on date totally 404 plots were unsold.

viii) Agency to take up external development works by Block Development Office in Kottampatti Union Local Authority.

① DD NO: 02450 - Rs. 44,000/-  
② DD NO: 024500 - Rs. 44,500/-

ix) Registration fee by way of a demand draft dated 15.02.2022 drawn on \_\_\_\_\_ bearing no. \_\_\_\_\_ for an amount of Rs. \_\_\_\_\_/- calculated as per sub-rule (3) of rule 3;

2. We enclose the following documents in triplicate, namely;-

PAN Card:

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.

(Copy of title deeds of the applicant herewith enclosed)

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;

(Copy of encumbrance Certificates pertain to above mention title deed of applicant herewith 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;

(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:

(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:

(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;

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

- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (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;
- (xvi) a declaration in FORM 'B'.

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

Dated: 14.02.2022

Place: Madurai.

Yours faithfully,

1. P. G. G.

2. 

3. A. Pandichan

4. S. Thara

Signature and seal of the applicant(s)