

FORM 'A'

[See rule3 (2)]

GAORAU

9962110860

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No 1A, 1 St Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008



Sir,

I hereby apply for the grant of registration of my project to be set up at **Sholinganallur** Village & Taluk **Chennai** District **Tamil Nadu** State.

1. The requisite particulars are as under :

(i) **Status of Applicant** :Individual

(ii) **In case of Individual-**

(a) **Name** :Anil Kumar Goel

(b) **Father's Name**: Dharam Pal Goel

(c) **Occupation**: Business

(d) **Permanent Address**: No.7A, Old Tower Block, Nandanam,
Chennai-600 035.

(e) **Photograph**



(iii) **Pan Number** -AAJPG 2552Q

(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

- **Name of Account:** ANIL KUMAR GOEL - COLLECTION ACCOUNT
- **Name of Bank:** KOTAK MAHINDRA BANK LTD
- **Name of Branch:** T.NAGAR BRANCH
- **IFSC Code:** KKBK0000468
- **Account Number:** 9746125459

(v) **Details of project land held by the applicant**

Project Name – **ROYAL ETERNITY**

Project Discription –Residential Plots of 32 Units

Category - Residential Plots

Project Status –Ongoing

Project Commencement Date – 26/11/2021

Project End Date – 31.03.2022

Plot Extent – 6624 SQ.M

Project Address - **Royal Eternity**, Survey No 439/13A2, Ponniamman Koil 1st Street, Sholinganallur, Chennai -600 119, Tamil Nadu.

Layout of House sites consisting of 32 plots, land measuring 2 Acres in Survey No. 439/13A2 of Sholinganallur Village & Taluk, Chennai District. Division No: 198 & Zone -XV of Greater Chennai Corporation.

(vi) **Details of Approval Obtained from Various Competent Authorities for commencing the project:**

(a) Approved by Greater Chennai Corporation vide Planning Permit No. **SD/WDCN15/00434/2021** dated 26.11.2021 Approved layout no. **LA/WDCN15/00026/2021** of Sholinganallur Village & Taluk, Chennai District. Division No: 198 & Zone -XV of Greater Chennai Corporation.

(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 project, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

No projects has been launched earlier this is our first project.

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

All Roads have been formed and gifted to **THE GREATER CHENNAI CORPORATION** by gift deed No. **9092/2021** dated:**19-09-2021** & **10797/2021** dated: **12.11.2021** executed before the SRO Neelankarai. The Greater Chennai Corporation is expected to complete the development works in future. The Roads will be laid through self development.

(ix) Registration fee by way of demand draft dated 08.12.2021 drawn on AXIS BANK, Royapuram Branch bearing no 004242 for an amount of Rs. 33,120/- (In Words Thirty Three Thousand One Hundred and Twenty Only) calculated as per sub-rule (3) of rule 3 :

(x) Any other information the applicant may like to furnished.

2. I enclose the following documents in triplicate namely

(i) authenticated copy of the PAN card of the promoter

Copy Enclosed

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; -

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–**

Sale Deed, Partition Deed &Patta 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 –**

There are NO ENCUMBRANCES on the proposed property.

The EC for the property up to date is 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;**

Promoter is Owner of Land

- A. Authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;**

The Project is for Layout development owned by the promoter for which permissions from CMDA and The Greater Chennai Corporation have been obtained. please refer copies enclosed along with point No.1(vi)

- (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 -**

The Project is for Layout development owned by the promoter for which permissions from CMDA and The Greater Chennai Corporation have been obtained. please refer copies enclosed along with point No.1(vi)

- (vii) **the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including**

Black Top Roads, Security, Ready for construction, Compound wall, Drinking Water facilities, Avenue Trees, Demarked Plots.

- (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;**

Latitude – 12.88503

Longitude – 80.22783

Google map Screen shot is also attached for your reference.

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

The promoter is engaged in selling plots in approved layout through direct sale document and not through agreement of sale

- (x) **the number, type, and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any:**

The promoter is engaged only in selling plots in approved layout and hence this is not applicable.

- (xi) **the number and areas of garage for sale in the project :**

NOT APPLICABLE

(xii) the number of open parking areas available in the real estate project :

NOT APPLICABLE

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

As the project is for development of approved layouts and plots are proposed to be sold to end users, no UDS is contemplated.

(xiv) the names and addresses of his real estate agents, if any, for the proposed project:

NOT APPLICABLE


(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

As the project is for development of approved layouts and plots are proposed to be sold to end users, engagement of the above said professionals is not contemplated.

(xvi) a declaration in FORM 'B': Enclosed

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

Dated: 08th December 2021
Place: Chennai



Yours faithfully,
Signature of the applicant