

804/2022

Form - C

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

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority,  
No. I - A, 1st floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600 008



Sir,

I hereby apply for the grant of registration of my/our project "**Nisarudeen Garden**" to be set up at **Puliyanthoppu Village, Mariyamman kovil panchayat, Thanjavur Taluk, Thanjavur District, and State of Tamilnadu.**

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 : **S.Abdulla**
  - (b) Father's Name : **M.Sirajudeen**
  - (c) Occupation : **Business**
  - (d) Permanent address : **2,S.N.M.Rahman Nagar, PeriyaSalai Road, East Gate, Thanjavur-613001**
- (iii) PAN No : **AKWPA6547Q**
- (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 **Axis Bank, West Main Street, Thanjavur-613001**
- (v) Details of project land held by the applicant- **Survey Number: The layout "Nisarudeen Garden" has been formed in S.No:98/2/&98/3 in Puliyanthoppu Village, Mariyannan kovil panchayat, Thanjavur Taluk, Thanjavur District-613501. Two Sale deed in the Above layout.**
  1. Sale deed Document no. is **1463/2012**, that document is Comprising Survey number is **98/2.**
  2. Sale Deed Document no. **348/2014**, that Documents are Comprising Survey number is **98/3**

All documents Registered in SRO Maharnombhuchavadi. The Registered Documents owner is ) **M.Sirajudeen(98/2)& S.Abdulla(RS.No:98/3)**

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

1) Regularisation Registration Number:DTCP/L/0030724/2017 to DTCP,Thanjavur Region .

2)Directorate of Town And Country Planning commissioner Na.Ka.No:13193/2017/LA1, Date:03-11-2017,Thanjavur Local Planning Authority.

3) Regularised Layout at Thanjavur Region, comprising in Survey No:98/2,98/3,“ Nisarudeen Garden” at Puliyanthoppu Village,Mariyamman kovil panchayat, Thanjavur Taluk,Thanjavur LPA and DTCP Approval no: 4/2018.

4) Proceedings from Thanjavur LPA bearing Number:Na.Ka.No:1512/2017 approval for 1.322 acre extent,comprising of 26plots, Regularised of 20 plots out of 26plots.The plot numbers are 1-9,12-15,18-21,24-26.

5)Gift deed Document No:132/2018 in favour of Special officer, Mariyamman kovil panchayat, Thanjavur.

6)Proceedings from Thanjavur Block Development Officer: Na.Ka.No:41/2017 dated:13-03-2018

(vii) The Layout comprising of 26plots and 6 plots were sold, Balances 20 plots unsold in above layout. There are no pending payments and Cases.

(viii) NO Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a demand draft dated \_\_\_\_\_drawn on

\_\_\_\_\_ Bearing no. \_\_\_\_\_ for an amount of Rs.\_\_\_\_\_/- calculated as per sub-rule (3) of rule 3;

(or)

Date:07/02/2022

Transaction Number: UTR No: AXMB220385391248

Transaction Bank Name: AXIS Bank

Registration Fee Amount:Rs.17200/-(3421sq.mt\*rs.5/-)+

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

1. I/we enclose the following documents in triplicate, namely:-

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

**Copy enclosed**

(ii) 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;

**Documents Copies, DTCP order copy, Gift deed documents, Layout and Current computer patta chitta are enclosed**

- (iii) **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;**  
**The land is free hold and no encumbrances are there on the said land. The EC for the property up to date is enclosed.**
- (iv) 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;
- (v) 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;
- (vi) 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;
- (vii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees
- (viii) 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;
- (ix) the number and areas of covered parking available in the project;
- (x) the number of open parking areas available in the project
- (xi) Details of Undivided Shares pertaining to the project;
- (xii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xiii) 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;

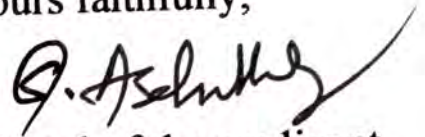
(xiv) A declaration in FORM 'B'.

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

Dated: 08/02/2022

Place: Thanjavur

Yours faithfully,



Signature and seal of the applicant