

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



To
The Real Estate Regulatory Authority
1st Floor, No.1-A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008,
Tamilnadu.

7161



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Mob No: +91 – 9840709947

I/We hereby apply for the grant of registration of my/our project to be set up **RADIANCE-THE PRIDE, Proposed construction of Group Development comprising of 7 Blocks, Typical Block–A,B,C&D consisting of Stilt floor + 5 floors Residential building with 90 dwelling units, Typical Block – E&F consisting of Stilt floor + 5 floors Residential building with 40 dwelling units, Block-G consisting of Stilt floor + 5 floors incidental activities such as Meeting Room & Library (1st floor), Gym & indoor Games (2nd floor) cum residential with 12 dwelling units (3rd to 5th floor) totally 452 dwelling unit at Pammal Main Road in Old S.No.77/6A1A (pt), New S.No.77/6A1A2 of Pammal Village within the limit of Pammal Municipality.**

1. The requisite particulars are as under:-
(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii)) In case of **individual** – N.A

- (a) Name :
- (b) Husband's Name :
- (c) Occupation :
- (d) Permanent address :
- (e) Photograph :

Or

In case of firm / societies / trust / companies / limited liability partnership / competent authority

- (a) Name **M/s.Radiance Realty Developers India Ltd**
- (b) Address **No.480, Anna Salai, Khivraj Complex – II, VIth Floor, Nandanam, Chennai – 600 035, Tamil Nadu, India.**
- (c) Copy of registration Certificate – Enclosed as Annexure – A



(d) Main objects- **Developers of Property, promoters or schemes of housing and/or flats, residential or commercial apartments, land development and layout schemes,builders,civil engineers,contractors and Engineering consultants.**

(e) Name, photograph and address of chairman of the governing body/ partners / directors etc. **Enclosed as Annexure - B**

(iii) PAN No. AACCN5152H

(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 **A/c NO - 57500000365821, IFSC Code : HDFC0000004, M/s. HDFC Bank Ltd, Unit No.501 & 502, 5th Floor, Tower-B, Peninsula, Business Park, Lower Parel, Mumbai , Maharashtra - 400013 .**

(v) Details of project land held by the applicant **Enclosed as Annexure - C**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **Enclosed as Annexure - D**

(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 **Enclosed as Annexure - E**

(viii) Agency to take up external development works **In house construction;**

(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; **Enclosed as Annexure - F**

(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 (**Annexure-D1**)



- (ii) Audited balance sheet of the promoter for the preceding financial year; **(Annexure-D2)**
- (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; **(Annexure-D3)**
- (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; **(Annexure-D3)**
- (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; **(Annexure-D3)**
- (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; **(Annexure-D4)**
- (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; **(Annexure-D5)**
- (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; **(Annexure-D6)**
- (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; **(Annexure-D7)**



- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **(Annexure-D8)**
- (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; **(Annexure-D9)**
- (xi) the number and areas of covered parking available in the project; **(Annexure-D10)**
- (xii) the number of open parking areas available in the project; **(Annexure-D10)**
- (xiii) Details of Undivided Shares pertaining to the project; **(Annexure-D9)**
- (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; **(Annexure-D11)**
- (xvi) a declaration in FORM "B".

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

Date: 09.12.2019

Place: Nandanam


Yours faithfully,

Signature and seal of the applicant(s)





ANNEXURE - B

LIST OF DIRECTORS

NAME OF THE COMPANY : RADIANCE REALTY DEVELOPERS INDIA LIMITED

CIN : U45201TN2007PTC062662

REGISTERED ADDRESS : No.480, Anna Salai, Khivraj Complex-II, VI-th floor, Nandanam, Chennai - 600 035, Tamil Nadu, India.

Sl No.	Name	DIN	Designation	Permanent Account Number	Aadhaar No	Address	Photograph
1	Mr.Varun Manian	DIN -00091388	Managing Director	ACJPV5938R	3468 3201 1466	New No.3, Old No.2, IIInd Street, Venus Colony, Alwarpet, Chennai-600018.	
2	Mr.S.Sankaranarayanan	DIN - 02898620	Director	BLAPS0850E	6264 3678 2974	Old No.26, New No.5-6, Lakshman Flat,22nd Street,Thillaiganga Nagar, Nanganallur, Chennai-600061.	
3	Ms.Lakshmi Kumaraswamy	DIN - 02605084	Director	ABCPL2212N	8464 6691 7279	10/15, Crescent Street, 57 ABM Avenue, Chennai-600028	
4	Mr.P.Chandrasekaran	DIN - 07224996	Independent Director	ANOPP1834E	4132 5473 6530	No.20, Sun View Nest.2nd Floor, Abith Colony.Saidapet, Chennai-600015.	
5	Ms.Maria Renaux	DIN - 07224999	Independent Director	AQAPR1526J	3287 2775 7085	46A, Kirmaraj Road, RC Navaratna Block-II, D3 Kodungaiyur, Chennai-600118. (Email: maria@radiance Realty.in & Mobile No : +91-9840709947)	