

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

APPLICATION FOR REGISTRATION OF PROJECT

To

**Tamil Nadu Real Estate Regulatory Authority (TNRERA),**  
IIIrd Floor (East Wing), CMDA,  
'Thalamuthu-Natarajan Maaligai',  
No.1, Gandhi Irwin Road,  
Egmore,  
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project to be set up at  
**RS No 177(Part), 178/5, 179/2A, 2B, 3,4,5,6A,6B, 180/2B3, Ponmeni Village,**  
**West Taluk, Madurai District, Tamil Nadu.**

1. The requisite particulars are as under:-
  - (i) Status of the applicant ; **Private Limited Company**
    - a. Name : **Visvas Promoters (P) Ltd**
    - b. Address : **84, T.P.K Road, Andalpuram, Madurai 625003**
    - c. Copy of registration certificate : **Enclosed**
    - d. Major activities **Construction and Sale of Residential Dwelling Units**



e. Name, photograph and address of directors

NAME OF DIRECTOR	ADDRESS	PHOTOGRAPH
S.SEETHARAMAN	40,KESARKUNJ, VINDHYACHAL APARTMENTS, CHANDRAKANDHI NAGAR, PONMENI, MADURAI, <a href="mailto:md@visvaspromoters.com">md@visvaspromoters.com</a> , 9842105262	
C.PADMALAKSHMI	40, KESAR KUNJ, VINDHYACHAL APARTMENTS, CHANDRAKANDHI NAGAR, PONMENI, MADURAI, <a href="mailto:enquiry@visvaspromoters.com">enquiry@visvaspromoters.com</a>	

- (iii) PAN No: **AABCV2330G**
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained : **Union Bank Of India, Kochadai Branch, Madurai**
- (v) Details of project land held by the applicant : **Land situated in Madurai District, Madurai South RD, Arasaradi Sub-Registrar Office, Madurai**



West Taluk, Ponmeni Village, RS No 177(Part), 178/5, 179/2A, 2B, 3, 4, 5, 6A, 6B, 180/2B3 (TS No 15/7, 16/5, 16/2A2, 16/3, 16/2B, 16/4, 16/6A, 6B, 17/2, 17/3B, 17/4, 12/4A2) of an extent of 27,415.06 sq.m as recorded in Madurai LPA approval no 276(R)/1/2018

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: LPA – 276(R)/1/2018, Madurai Corporation CP1/023370/2018.

(vii) Brief details of the projects launched by the promoter in the last five years:

Sl. No.	Projects completed in last 5 years	Status
1	Abhijit, Ponmeni Village, Madurai	Under progress, TN/20/Building/0067/2017
2	Vidya Vahini, Paravai Village, Madurai	Completed
3	Virat, Vilangudi, Madurai	Completed
4	Viprosaa, Thubariman Village, Madurai	Completed
5	Shreyas, Thubariman Village, Madurai	Completed

(viii) Agency to take up external development works: **Not Applicable.**

(ix) Registration fee transferred by way of NEFT by Cheque dated 24.09.2018 drawn on Union Bank of India Bank bearing no. 2210891 NEFT Reference SAA390664480 for an amount of Rs.41,100, and RTGS Reference UBINH 18270408981 on 27.09.2018 for an amount of Rs 98,210, for a total of Rs 1,39,310 calculated as per sub-rule (3) of rule 3;

Date	Drawn on	Reference	Amount
24.09.2018	Union Bank of India	SAA 390664480	41,100
27.09.2018	Union Bank of India	UBINH 1827040981	98,210
		Total	1,39,310

(x) Any other information the applicant may like to furnish. **The Applicant wishes to offer for sale Plot Nos 1-31, 33-45, and Plot No A1-A8 as numbered in the Approval referred in section (vi).**

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

(i) Authenticated copy of the PAN card of the promoter; Enclosed, Please see **ENCLOSURE**

(ii) Audited balance sheet of the promoter for the preceding financial year; Enclosed, please see **ENCLOSURE**



- (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; **Patta Enclosed, please see ENCLOSURE**
- (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; **No Encumbrances, EC Enclosed, Please see ENCLOSURE**
- (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; **Not Applicable**
- (vi) 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; **Enclosed, please see ENCLOSURE**
- (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; **Enclosed, please See ENCLOSURE**
- (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; **Not Applicable**
- (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; **Enclosed**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Enclosed Draft Sale Deed**
- (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; **Not Applicable**
  - (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; **Not Applicable**
  - (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; **Not Applicable**
  - (xvi) a declaration in FORM 'B'. **Enclosed**
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 27.09.2018  
Place: Madurai



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

Yours faithfully,  
Signature and seal of the applicant(s)