

FORM "A"

9444385404

APPLICATION FOR REGISTRATION OF PROJECT

To:

The Real Estate Regulatory Authority,  
No.1A, 1<sup>st</sup> Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai -8.

2828



Sir,

We hereby apply for the grant of registration of our project to be set up at SOGANDI Village,  
Survey No.16/6 &19/1 Sriperumpudur TK, Kancheepuram DT., Tamil Nadu.

1. The requisite particulars are as under :

- i) Status of the Applicant ..... Private Ltd Company
- ii) In case of Company :
- a) Name : ..... Raju Lands P.Ltd.,
- b) Address : ..... No.31, Old No.10/1, Chakrapani Street  
Extn., West Mambalam, Chennai -33.  
Ph: 044-24723982  
Email:rajulands2014@gmail.com
- c) Copy of Registration Certificate ..... Registered under companies Act  
and CIN of the Company is CIN-  
U 70200TN2014PTC097687
- d) Main object of company ..... Real Estate Business
- e) Name and address of governing body ..... List enclosed
- iii) Pan No.M/s. RAJU LANDS P. LTD., ..... AAHCR0706J
- iv) Name and Address of the Bank with which  
accounts in terms of section 4 (2) (1) (D) of  
the Act will be maintained ..... Andhra Bank  
Kodambakkam Branch,  
..... Chennai -600024.
- v) Details of project land held by the applicant ....

**SWATHI NAGAR- PHASE-II**

Survey No.19/1 : 4 Acre 15 Cents  
Survey No.16/6 : 2 Acre 25 Cents ,  
Total 6 Acre 40 Cents  
Sogandi Village,  
Sriperumbudur TK., Tamil Nadu  
Kancheepuram Dt.,  
Extent of Land in Sq.m -16,580 Sq.mft

...2...

- vi) Details of approval obtained from various competent authorities for commencing the project .... DDTCP No.16/2019 (CR)
- vii) Brief details of the projects Launched by the promoter in the last five .... Swathi Nagar Phase -I  
 .... Land Details  
 Swathi Nagar Phase -I  
 Survey No.103/3, 104/1, 2,3,5,6,8  
 Thirupanthiyur Village,  
 Thiruvalluvar TK & DT. Tamil Nadu .  
 Consisting of 884 Cents  
 Survey No.16/1C, 2A1B  
 Sogandi Village,  
 Sriperumbudur TK.,  
 Kancheepuram Dt.,  
 Consisting of 0.84 Cents  
  
 Project already completed ))  
 No case pending  
 Outrights purchase of land and  
 Outright sale .
- viii) Agency to take up external development works .... Self -development
- ix) Registration fee by way of a demand draft dated ..... 08.05.2019  
 bearing Number ..... 396199  
 Bank Name ..... Andhra Bank, Kodambakkam Branch  
 for an amount of ..... Rs.72,270/-  
 calculated as per sub-rule (3) of rule 3 Total Land =16580 Sq.mt  
 Less EWS= 2126  
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 14454 x Rs.5/- =72,270/-  
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- x) Any other information the applicant may like to furnish .... Nil



2. We enclose the following documents in triplicate, namely :
- i) authenticated copy of the PAN CARD of the promoters
  - ii) audited balance sheet of the promoter for the proceedings financial year
  - 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 is owned by another person ;

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	<b>E.C. Enclosed</b>
(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 itself is owner
(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:	Apply for Flat Promotion
(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
(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 ;	Land Sales Only
(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 project ;	Plan enclosed

(ix)	proforma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees;	Land Sale Only conveyance Deed Copy Encl
(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 ;	lands Sales only
(xi)	the number and areas of covered parking available in the project ;	lands Sales only
(xiii)	the number of open parking areas available in the project ;	lands Sales only
(xiv)	the names, addresses, phone numbers, email ids and registration detail of real estate agents, if any, for the proposed project ;	Direct sales by company
(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 other professions or key persons, if any associated with the development of the proposed project ;	Plot Sale Only Self development Project
(xvi)	a declaration in FORM "B"	enclosed

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

For RAJU LANDS PVT LTD

*K. S. S. S. S. S.*

Director

Yours faithfully,

Signature and seal of the applicant(s)

Date: 10-5-2019

Place: Chennai.

NAME , ADDRESS, PHOTOGRAPH OF DIRECTORS

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