

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

To

The Real Estate Regulatory Authority  
Chennai.



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PRAMODH MAHENDRAN  
MOBILE NO.: 9940531611  
MAIL ID: Kb.karuppaswamy@yahoo.com

Sir,

We hereby apply for the grant of registration of our Residential Layout Project Villas to be set up at S. No. 139/1, 139/2, Blackberry Street, VGN Blooming Garden, Madhanandhapuram, Madhanandhapuram Village, Chennai - 600125, Chennai District, Tamilnadu State. Division - 156, Zone- 12.

i. 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-

(a) Name : Pramodh Mahendran  
(b) Father's Name : K. Mahendran  
(c) Occupation : Promoting Residential Apartments and layout

(d) Permanent address: No: 2/22, Lambert Nagar, 2<sup>nd</sup> Cross Street, Virugambakkam, Chennai - 600092.

(e) Mobile No. **9940531611**

(f) Email ID: kb.karuppaswamy@yahoo.com

(g) Photograph : **Attached**

(iii) Pan No. **Enclosed**

(iii) 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. **Enclosed**

(iv) Details of Project land held by the Applicant. **Enclosed**

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project **Enclosed**

(vi) 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. - **NIL**

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

(viii) Registration fee by way of demand draft dated 02.05.2019 drawn on Vijaya Bank, Vadapalani, Chennai - 600 026, bearing no.564208 for an amount of 20,450/- Calculated as per sub-rule (3) or rule 2;

(ix) Any other information the applicant may like to furnish. **Nil**

DD for Rs. 20450/-  
recd.  
by  
6/5/19

Pramodh Mahendran



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

- (i) Authenticated copy of the Pan Card of the promoter; **Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year.  
**-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 with authentication of such title, if such land is owned by another person; **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; **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 the title and other documents reflecting the title of such owner on the land proposed to be developed; **Enclosed**
  - (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 or such phases: **Enclosed**
- (vi) The sanction plan, layout plan and specification 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; **Nil**
- (viii) The location details of the project, with clear demarcation of land dedicated longitude of the end points of this project; **Enclosed**
- (ix) Proforma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees; **Enclosed**
- (x) The number, type and the carper area of apartments for sale in the project areas, if any, exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Enclosed**
- (xi) The number and areas of covered parking available in the project **NA**
- (xii) The number and areas of open parking available in the project Details of undivided shares pertaining to the project; **NA**
- (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; **NA**
- (xiv) 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

*Praashanth Alahidra*

Date: 03-05-2019

Place: Chennai

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

## Profile of the Project:

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- 1) Project Address: S. No. 139/1, 139/2 , Blackberry street, VGN Blooming Garden, Madhanandhapuram Village, Chennai - 600125
- 2) Category of the Project (Spl / MSB): **Layout**
- 3) Residential / Commercial: **Residential**
- 4) Applicant Name: **Pramodh Mahendran**  
Mobile No. : **9940531611**  
Company Name (In case of Company): **Individual**
- 5) Total Cost of the project: **30,00,000**
- 6) No. of Units: **8 Plots**  
(In case if Residential)
- 7) Total Plot Area: **4090 Sq. M**
- 8) RERA Account Details:
  - a) Bank Name: **Vijaya Bank**
  - b) Branch Name: **Vadapalani**
  - c) Account Number: **302401013000005**
  - d) IFSC Code: **VIJB0003024**
- 9) Details of Calculation of Registration Charge payable to TNRERA:
  - a) Total Plot Area in Sq.M (As per Approved plan): **4090 Sq. M**
  - b) Rate (Rs.5 Per Sq.M for layout Plot):  
**Total=4090\*5= Rs. 20,450/-**
  - c) DD Number, Bank and Amount  
**564208, Vijaya Bank, Rs.20,450**

*Pramodh Mahendran*