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08 MAR 2019
TNRERA
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY CHENNAI

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

To 1171
The Real Estate Regulatory Authority
1st Floor, No.1-A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008,
Tamilnadu.

CD enclosed
Payment online. Shashidhar 73580 52197

Sir,

Email: maria@radiancerealty.in
Mob No: +91 – 9840709947

I/We hereby apply for the grant of registration of my/our project to be set up **RADIANCE MARAIKAYAR MANOR, residential building consisting of Stilt + 4 Floors with 8 dwelling units at Old door No: 3, New Door No: 7, Rutland Gate 2nd Street, Thousand Lights, Chennai-600 006, comprised in R.S.No: 58/24, Block No.12, Nungambakkam Village, Egmore-Nungambakkam Taluk, Chennai District, Tamil Nadu State.**

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** – Land Owner

(a)	Name	:	M.Ramija Bibi Ramatullah
(b)	Husband's Name	:	Mohamed Idris Jabir
(c)	Occupation	:	Business
(d)	Permanent address	:	Old No: 3, New No: 7, Rutland Gate 2nd street,Thousand lights, Chennai
(e)	Photograph	:	Enclosed

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 TamilNadu,India.**
(c) Copy of registration Certificate – **Enclosed as Annexure – A**

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

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(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)(l)(D) of the Act will be maintained **A/c NO - 2513282966, M/s. Kotak Mahindra Bank Limited, 471, Annasalai, 12th floor,Prestige polygon, Nandanam, Chennai, Tamil Nadu – 600 035.**

(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 **NEFT UTR No.KKBK190231215643** Dated 23.01.2019 drawn on Kotak Mahindra Bank, for an amount of **Rs.27,000 /-**(Rupees Twenty Seven Thousand Only) calculated as per sub rule (3) of rule; **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)**

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(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

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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: 05.03.2019
Place: Nandanam

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

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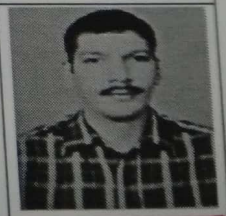
ANNEXURE - B

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, IInd 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, Kamaraj Road, RC Navaratna Block-II. D3 Kodungaiyur. Chennai-600118. (Email: maria@radiancerealty.in & Mobile No : +91-9840709947)	

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LAND OWNER DETAILS

Name	Father's Name	Firm Status	Occupation	Permanent Account Number	Address	Photograph
Ms.M.RAMIJA BIBI BINTI RAMATULLAH	Mr.Mohamed Idris Jabir	Individual	Business	AWWPR2940N	New No.7, Old No.3, Rutland gate 2nd street, Thousand lights, Chennai-600 099.	

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Annexure-E

LIST FOR COMPLETED PROJECTS & ON-GOING PROJECTS

SL.NO	PROJECT REGISTRATION NO	PROJECT NAME	TYPE OF PROJECT	LAND AREA (IN SQM)	PROJECT ADDRESS	NUMBER OF BLOCKS / VILLAS	NUMBER OF APARTMENTS / VILLAS	PROJECT STATUS	PROJECT COMPLETION DATE
1	NA	VARUNA	Residential	379.59	Door No:2/14, Bawa Road, Abiramapuram. S.No. 3647/15, Block No-72 of Mylapor village, Mylapore-Triplicane Taluk, Chennai - 600004.	1	3	Completed	20-Dec-12
2	NA	IVY TERRACE	Residential	8500.00	No:34 Egattur Village S.No: 12/1C1A1, Muttukadu Panchayat Chengalpattu Taluk, Kancheepuram District.	5	190	Completed	13-May-13
3	NA	GREEN SPRINGS	Residential	5844.00	S.F.No. 81/1, 81/5B, 81/5CA1, 81/52C2, Muttukadu village, Tiruporur Taluk, Kancheepuram District	11	11	Completed	15-Nov-14
4	NA	SHINE	Residential	12446.82	Old Survey no : 66/6 NewSurvery No : 66/12A), 87/1C & 88/3, Rajiv Gandhi Salai (O.M.R) Kazhipattur Village, Thiruporur Taluk, Kancheepuram District.	5	336	Completed	15-Jan-16
5	NA	LAKEFRONT	Residential	5665.00	Survery No : 21/A, 1B1, 1B2, 2, 3, 4, 5A, 5B,6 & 7, Karappakkam Village , Ranganathan street, Thendral Nagar Chennai-600 096 Corporation of Chennai Division No-193	30	30	Completed	22-Aug-16
6	NA	AIKYA	Residential	525.37	Block No:75, Ambattur Estate Road, TVS Colony 2nd Main road Anna nagar Western Entension scheme, Padi in Old S.No:289 S.No: 87/3, Block No:9 of Padi Village Ambattur Taluk, Thiruvallur District	1	8	Completed	13-Jun-17
7	NA	MANDARIN	Residential	12302.00	S.F No.86/1B, 87/1B1A, Okkiyam-Thoraipakkam Village, Kancheepuram Taluk, Kancheepuram District	3	360	Completed	29-May-18
8	TN/2/Building/0002/2017 dated 03.08.2017	ROYALE	Residential	8093.60	S.No: 72/1B & 72/2B1 Senneerkupam Village, Poonamallee Taluk, Thiruvallur District.	3	247	Completed	7-Jun-18
9	TN/29/Building/0003/2017 dated 03.08.2017	EMPIRE	Residential	12949.83	Door No : 9 a to 9 o, Stephenson Road Comprised in T.S.No : 503/1, In Block No: 26, Perambur Village, Perambur Taluk, Chennai District.	6	274	Completed	30-Nov-18
10	NA	MERCURY (BLOCK C & G)	Residential	25436.90	S.No.260/1, 260/3A, 260/3B Part, 265/3, 266/1, 266/4, 267/1A, 268/1A, 268/1B, 268/2 and 268/3 Perumbakkam Village Sholinganallur Taluk Kancheepuram District.	2	186	Completed	12-Apr-17
11	TN/1/Building/0004/2017 dated 03.08.2017	MERCURY (BLOCK D)				1	84	Completed	3-Feb-18
12		MERCURY (BLOCK E)				1	98	Completed	5-Sep-18
13	TN/01/Building/0106/2018 dated 04.04.2018	MERCURY (BLOCK F)				1	70	On-going	31-Mar-20
14	TN/01/Building/0250/2018 dated 25.07.2018	MERCURY (BLOCK A & B)				2	108	On-going	30-Jun-23
15	TN/029/Building/0065/2017 dated 19.09.2017	ICON	Residential	12007.65	T.S.No:4, Block No-37, Old S.No.169 (pt) in Koyambedu village, Egmore Nunghambakkam Taluk, Chennai district, Tamil Nadu.	3	322	On-going	15-Sep-21

Thanking you.

Yours truly,

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16	PR/KN/170731/000542	IRIS	Residential	15231.24	Katha No: 655/29/3B,29/4B,29/5,29/6, Sambigehalli Village, Jakkur, Ward No-5, Bangalore	77	77	On-going	31-Mar-19
17	TN/01/Layout/0088/2018 dated 20.07.2018 -	JADE GARDEN	Layout	39032.00 -	Survey Nos. 186/1, 2, 196/1, 197/2, 197/3, 198/2A1A, 2A1B, 2A1C1, 2A1C2, 2A2, 2B, 199/1A, 1B, 2, 3, 201/1, 2, 202/1A, 1B, 2, 3A1, 3A2, 3A3, 3B1, 3B2, 203/1A, 1B, 2, 204/2 of Karasangal Village & Panchayat, Sriperumbudur Taluk, Kancheepuram District.	168 -	168	On-going	31-Dec-22
18	TN/11/Building/0307/2018 dated 28/09/2018	SPLENDOUR	Residential	16891.13	Survey No. 308/1A, 309/1 & 310 of Vedapatti Village & Town Panchayat, Perur Taluk, Coimbatore District.	63	63	On-going	13-Aug-23
19	TN/29/Building/0356/2018 dated 10/12/2018	RAJSHRI	Residential	689.69	Plot No: 57, Old door No: 17, New Door No: 16, Crescent Park Street, T.Nagar, Chennai – 600 017, Comprised in Old S.No. 111/9 (Part), S.No.6345 (Part), T.S.No.9292, Block No.139, T.Nagar Village, Tamil Nadu State	1	8	On-going	14-Oct-23
20	TN/29/Building/003/2019 dated 07/01/2019	ELITE	Residential		Old door No: 12, New Door No: 23, (Previously Plot No: 10/C), Rathna Nagar 1st Street, Ganesapuram, Teynampet, Chennai - 600 018. Comprised in R.S.No: 3856/24, Block No: 76, of Mylapore Village, Mylapore Triplicane Taluk, Chennai District, and Tamil Nadu State	1	10	On-going	4-Sep-23

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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
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What you are allowed to build here: floor space, height, coverage and setbacks.
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Watch a property and hear about it when something new is registered against it.
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- Seller background check
- Approval check by survey

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What it is worth and what it costs to register.

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- Guideline value by survey
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- Area unit converter

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What the plan says can happen on this land.

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- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.