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

APPLICATION FOR REGISTRATION OF PROJECT

3518

Date: 10.08.2020

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
21 AUG 2020
TNRERA
CHENNAI

To

The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu – Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at **Plot No. 18,19,20, Venkateswara Nagar, Masilamaneeswarar Street, Ambattur, Chennai – 600 053, Ambattur Taluk, Thiruvallur District, Tamil nadu.**

2. 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 : Mr. S. MAHESH (AEGPS0265K)

(b) Father's Name : Mr. S.K.NAIR

(c) Occupation : BUSINESS

(d) Permanent address : Flat No. 2A, U-13, "U" – Block, 4th Main Road, Anna nagar, Chennai – 600 040

(e) Photograph :



Cont no: 9840148428
Email id: Smahesh9990@gmail.com

For RAHUL ASSOCIATES

Proprietor

OR

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

(a) Name : M/s Rahul Associates

(b) Address : AA-117, Shanthi colony, Anna nagar,

(c) Copy of registration certificate: NA (Attached - GSTIN Certificate)

(d) Main objects : The Main objective of the organization is Promoting and developing residential and commercial buildings in Chennai and Tamil nadu.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

SINO	NAME OF THE PROPRIETOR	ADDRESS	PHOTO
1.	Mr. R.R. SHRIDHAR	AM-16/55, 2976 D, 14th Main Road, Anna nagar, Chennai – 600 040. Mob: 9841576076 Email Id: rrs_0009@yahoo.co.in	

(iii) PAN No.: AASPS2246N

(i) 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:

Escrow A/c No: 4912000100301501
IFSC Code: KARB0000491
Karnataka bank, Anna nagar Branch,
Chennai – 600 040.

For RAHUL ASSOCIATES

Proprietor

(iv) Details of project land held by the applicant: Plot Extent:- 668.9 Sq.mtr. Total -19 units (Residential Flats - 2 Bhk – 19 UNITS)

SINO	Flat No	Built up area in Sq.mtr	Uds in Sq.mtr	Carpet Area	Category	Allotment
1	A1	73.79	35.18	55.24	Residential	Builder
2	B1	73.79	35.18	55.24	Residential	Land Owner
3	C1	73.79	35.18	55.24	Residential	Builder
4	D1	73.79	35.18	55.24	Residential	Land Owner
5	A2	73.79	35.18	55.24	Residential	Land Owner
6	B2	73.79	35.18	55.24	Residential	Builder
7	C2	73.79	35.18	55.24	Residential	Land Owner
8	D2	73.79	35.18	55.24	Residential	Builder
9	A3	73.79	35.18	55.24	Residential	Builder
10	B3	73.79	35.18	55.24	Residential	Land Owner
11	C3	73.79	35.18	55.24	Residential	Builder
12	D3	73.79	35.18	55.24	Residential	Land Owner
13	A4	73.79	35.18	55.24	Residential	Land Owner
14	B4	73.79	35.18	55.24	Residential	Builder
15	C4	73.79	35.18	55.24	Residential	Land Owner
16	D4	73.79	35.18	55.24	Residential	Builder
17	A5	74.91	35.71	55.24	Residential	Builder
18	B5	73.79	35.18	55.24	Residential	Land Owner
19	C5	73.79	35.18	55.24	Residential	Builder
Total in sq.mtr		1403.15	668.9	1050		

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

1. Building Permit :- Greater Chennai Corporation, Ambattur,
2. Planning Permit:- CMDA

For RAHUL ASSOCIATES

Proprietor

(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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

S.No	Site Address	Project Details			Current Status of the Project	Case Pending	Payment Pending
		Built up Area in Sq.mtr	Type of Constructions	No. of Flats			
2014-15							
1	**RAHUL VASANTHA VIHAR** 2/3, Vaishnavi nagar, II Street, Vaishnavi Nagar, Thirumullaivoyal Nagar, Chennai - 109	847	STILT +2 Floors 2 BHK FLATS	12	Completed	NIL	NIL
2	**RAHUL AMARAVATHI** Plot.No.6, 7th Street, 1st Cross Street, Vaishnavi Nagar, Thirumullaivoyal Nagar, Chennai - 109	677	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
3	**RAHUL LINGA** 13, Vijayalakshmipuram Main Rd, Ambattur Chennai - 53	596	STILT +2Floors 2 BHK FLATS	6	Completed	NIL	NIL
4	**RAHUL HARMONY** Plot.No.63, Old No.8, New.No.15, 3rd Street, Bharathi Street, Aminjikarai, Chennai – 29	409	STILT +2 Floors 2 BHK FLATS	4	Completed	NIL	NIL

For RAHUL ASSOCIATES

Proprietor

5	**TULIP** 4, Bharathi Street, West Gandhi Nagar, Avadi, Chennai -54	438	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
6	**RAHUL SHRI KRUPA** Plot.No.77'A' Door.No.3, Pillaiyar Koil Street, Vijayalakshmipuram Chennai -53	418	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
7	**ORCHID** 14, Ekambara Ier Street, Venkatapuram, Ambattur, Chennai - 53	768	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
8	**RAHUL VAIDHEESWARAR** No.52, Easwaran Koil Street, Oragadam, Ambattur, Chennai - 53	1443	STILT +2 Floors 2 BHK FLATS	20	Completed	NIL	NIL
9	**RAHUL SRI MOOKAMBIKA** 59/B, 7th Cross Street, Banu Nagar, Pudur, Ambattur, Chennai -53	423	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
10	**LAKSHMI** No.5, 7th Street, 1st Cross Vaishnavi Nagar, Thirumullaivoyal, Chennai -109	557	STILT +2 Floors 2 BHK FLATS	4	Completed	NIL	NIL
11	**RAHUL SHRI PADMAM** 121/60&61, Palaru Street, ICF Employees Colony II Athipet, Chennai 58	842	STILT +2 Floors Block A & B (totally - 2 blocks) Each block - 6 Units	12	Completed	NIL	NIL

For RAHUL ASSOCIATES

Proprietor

2015-16							
1	**VEL-PRAVAHAM** Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2	**THE WHITE FILEDS** Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai -53	783	STILT +3 Floors 2 BHK FLATS	8	Completed	NIL	NIL
3	**SUBBULAKSHMI** 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
4	**PENTA GARDEN** NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28	Completed	NIL	NIL
5	**POTHUNDY ANUGRAHA** DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH-53	621	STILT + 3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2016-17							
1	**SAI BRINDAVAN** SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYAL, CHENNAI-109	818	STILT+2 Floors 2 BHK FLATS	10	Completed	NIL	NIL
2	**SRI NIVASAM** 42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58	419	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL

For RAHUL ASSOCIATES

Proprietor

3	**KRISHNA VILAS** C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	802	STILT +4 Floors 2 BHK FLATS	8	Completed	NIL	NIL
2017-18 1	**KAILASH VILA** PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATTRAVAKKAM, MENAMBEDU, CHENNAI - 600 053.	465	STILT + 2 Floors 2 BHK FLATS	4	Completed	NIL	NIL
2	**SHREENIVAS** PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053	312	GROUND + 1 FLOOR 2 BHK FLATS	3	Completed	NIL	NIL
3	**SAI SANGEETH** C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053.	782	STILT + 3 FLOORS 3 BHK FLATS -2 Nos 2BHK -6 Nos	8	Completed	NIL	NIL
4	**MENAMBEDU** NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053.						
	GANGA	319	STILT + 2 FLOORS	4	Completed	NIL	NIL
	CAUVERY	374	STILT + 2 FLOORS	4	Completed	NIL	NIL
	YAMUNA	308	STILT + 2 FLOORS	4	Completed	NIL	NIL
	GODAVARI	283	STILT + 2 FLOORS ALL 2 BHK FLATS	4	Completed	NIL	NIL
2018-19 **1**	**VKN-SION** NO.C-69A&B, WEST END ROAD TIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	829	STILT + 4 FLOORS 2 BHK FLATS	8	Completed	NIL	NIL

For RAHUL ASSOCIATES

Proprietor

2	**KAILASH** NO.191. SUNDARAM STREET, GNANAMURTHY NAGAR, AMBATTUR, CHENNAI - 53	542	STILT = 2 FLOORS 2 BHK FLATS	6	Completed	NIL	NIL
1.	**PADMAAVATHY** NO.84, SRI BALAJI NAGAR EAST, KALLIKUPPAM, AMBATTUR, CHENNAI - 53	392	STILT + 2 FLOORS	6	Under Construction	NIL	NIL
2.	**KINGS COURT** PLOT NO.10, 9TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR, CHENNAI - 53	718	STILT + 4 FLOOTS	8	Under Construction	NIL	NIL

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

(viii) Registration fee by way of a demand draft dated **14.08.2020** drawn on **Karnataka Bank, Anna nagar , Branch bearing no. 380569** for the amount of **Rs.26645/-** calculated as per sub-rule (3) of rule 3;

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

3. 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 title and other documents reflecting the title of such owner on the land proposed to be developed;

For RAHUL ASSOCIATES

Proprietor

(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; **Enclosed**

(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;

- Water Supply : Source from Bore Water & Metro Water.
- Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.
- Solid Wastage Disposal: The Solid wastes which are collected from apartments are disposed through corporation.
- Renewable Energy : We are providing Solar Panel in terrace.
- Fire Fighting & Emergency Services: It will be only applicable for MSB and not apply for this Building

(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**

(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; **Enclosed**

(xi) the number and areas of covered parking available in the project; 9 **Nos**

(xii) the number of open parking areas available in the project; 10 **Nos**

(8)

For **RAHUL ASSOCIATES**

Proprietor

(xiii) Details of Undivided Shares pertaining to the project :-

"Project Name: NANDI GARDENS" Plot No. 18,19 &10, Venkateswara Nagar, Masilameeswarar Street, Oragadam, Ambattur, Chennai – 600 053.

Flats allotted to the Land owner

Sl No	Floor	Flat No.	Saleable Area (Sq.mtr)	UDS(Sq.mtr)
1	First	B1	35.18	35.18
2	First	D1	35.18	35.18
3	Second	A2	35.18	35.18
4	Second	C2	35.18	35.18
5	Third	B3	35.18	35.18
6	Third	D3	35.18	35.18
7	Fourth	A4	35.18	35.18
8	Fourth	C4	35.18	35.18
9	Fifth	B5	35.18	35.18
TOTAL			**663.87 sq.mtr**	**316.59 sq.mtr**

Flats allotted to the DEVELOPER

Sl No	Floor	Flat No.	Saleable Area (Sq.mtr)	UDS(Sq.mtr)
1	First	A1	35.18	35.18
2	First	C1	35.18	35.18
3	Second	B2	35.18	35.18
4	Second	D2	35.18	35.18
5	Third	A3	35.18	35.18
6	Third	C3	35.18	35.18
7	Fourth	B4	35.18	35.18
8	Fourth	D4	35.18	35.18
9	Fifth	A5	74.91	35.71
10	Fifth	C5	35.18	35.18
TOTAL			**738.75 sq.mtr**	**352.29 sq.mtr**

For RAHUL ASSOCIATES

Proprietor

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NA

(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;

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.
Architect / L.S.	**V.S. VIGNESWAR** No.50, south mada street, Villivakkam Chennai – 600 049	RA/Gr.I/19/03/022 on 01.03.2019 valid up to 29.02.2024	v.s.vigneswar@gmail.com, **9566157840**
Structural Engineer	**C. KANNAN** No.21, Plot no. 257-w, Flat No.2B, Utopia Apartments, 2nd Floor, 4th Main Road, Indira Nagar, Chennai – 600 020	SE/GR-I/19/02/002 on 11/02/2019 valid up to 10.02.2024	kannankds2007@gmail.com & 9841249815
Geo-Tech Expert	**G.MANOJ KUMAR GLOBE GEOTECHNIQUES** 17/10,Vinayagapuram, IIIrd Street, MMDA Arumbakkam, Chennai – 600 106	GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024	manojkumargad@gmail.com & 9994712791
CONTRACTOR	**Mr. R.R.SHRIDHAR RAHUL ASSOCIATES AA-117, Shanthi colony, Anna nagar, Chennai -600 040**	RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024	Rahulassociates27@yahoo.com & 9841576016
Site Supervision Engineer	**R.ANANDHAN** No.316, 16th Street, NSK Nagar, Arumbakkam, Chennai – 600 106	CE/19/03/029 On 08/03/2019 valid up to 07.03.2024	anandhan.dce@gmail.com, & 9841725191

For RAHUL ASSOCIATES

Proprietor

(xvi) a declaration in FORM 'B'. Enclosed

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

For RAHUL ASSOCIATES

Proprietor

Dated:

Place: Chennai

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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
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Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- 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.