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

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority,
No: 1A, 1st Floor, Gandhi Irwin Bridge road,
Egmore, Chennai - 600008.

Sir,

I hereby apply for the grant of registration of my project to be set up at S.No: 256/2B2, at "**PRIM AVENUE"** of Krishnagiri to Hosur NH-44, Kurubarapalli Village & Panchayat, Veppanapalli Panchayat Union, Krishnagiri Taluk & District. Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant : **Individual**

(ii)

(a)	Name	: **Er. P. PREMA**
(b)	Father's Name	: **Mr. K. Ponnu @ K.PONNAN**
(c)	Occupation	: **Registered Engineer, Krishnagiri District.**
(d)	Address	: MIG-107, TNHB-VII, Bagalur Road, Hosur-635109.
(e)	Mobile Number	: 9244559114
(f)	Photograph	: Attached

(iii) **PAN No** : AJQPP1180P

(iv) Name of the bank : PUNJAB NATIONAL BANK
Address of the bank : Old Bangalore Road,
Hosur – 635109.

(v) Details of project land held by the applicant :

S.No: 256/2B2, at "**PRIM AVENUE"** of Krishnagiri to Hosur NH-44, Kurubarapalli Village & Panchayat, Veppanapalli Panchayat Union, Krishnagiri Taluk & District. Tamil Nadu State.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: Certificate from Krishnagiri District Town and Country Planning and Kurubarapalli Panchayat President.

(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.

Projects launched by the promoter in the current Year,

None of any others Activity above mentioned.

(viii) Agency to take up external development works : Self Development

(ix) Registration fee by way of a Online Payment

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

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

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter for the preceding 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 land 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;

(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;

(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;

(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;

(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;

(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;

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(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;

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

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

(xiii) Details of Undivided Shares pertaining to the project;

(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;

(xvi) a declaration in FORM 'B'.

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

Dated:
29.03.2024
Place:
HOSUR

Yours faithfully,

(P. Prema)



தமிழ்நாடு तमिलनाडु TAMIL NADU Rs 20/-

Dt: 29.03.2024

P. Prema - Kurubarapalli

28AC 277781

S.M. SUNDAR
STAMP VENDOR, HOSUR.
L.No:2/2008/ KGI.TN.

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Er. P. Prema. Promoter of the proposed project S.No: 256/2B2, at **PRIM AVENUE** of Krishnagiri to Hosur NH-44, Kurubarapalli Village & Panchayat, Veppanapalli Panchayat Union, Krishnagiri Taluk & District. Tamil Nadu State.

I, **Er. P. Prema** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has legal title to the land on which the development of the project is proposed who possesses a legal title to the land on which the development of the proposed project is to be carried out.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31.12.2026 .

4. That seventy per cent of the amounts realized by me for the real estate project from the allotters, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

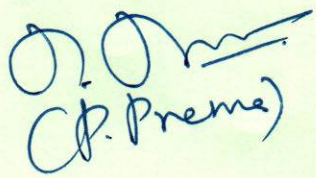
7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

10. Total project cost is Rs. 19,00,00,000/-

Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Hosur on 29.03.2024

Deponent

(P. Prema)



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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