

FORM A

APPLICATION FOR REGISTRATION OF A PROJECT WITH
KERALA REAL ESTATE REGULATORY AUTHORITY

[See rules 3 & 4 (1) (g)]

(Machine Readable Form—To be Printed)

I/We hereby apply for the grant of registration of my/our project with the following particulars:

1	Application No. (For office use only)								
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A. Basic Details of Project & Promoter

2	Name of Project (As used in advertisement)	
3	Address of Project (Site)	
4	Name of Promoter	
5	Registered address of Promoter (Permanent address in case of individual)	
6	Communication address of the Promoter	
7	Type of Promoter	
8	Name and Address of Chairman/Director(s)/ Partner(s) etc. as the case may be (For firms/company etc.)	
9	Permanent Address of Chairman/Director(s)/ Partner(s) etc. as the case may be (In case of firm/company)	
10	Website	
11	E-mail ID	
12	Phone Number(s) with Area Code	
13	Whether the promoter have any other project registered with Real Estate Regulatory Authority? If Yes provide registration numbers	
	Register Number of Registered Projects	

B. Other Details of Promoter

14	PAN	
15	VAT Registration Number	
16	TIN Registration Number	
17	Service Tax Registration Number	

C. Details of the Proposed Development/Project

18	Local Body in which the project is proposed?	
19	Extend of Land (in Sq.m.)	Sq.m.
20	Survey Number(s) of the land	
21	Is land owned by Promoter (Yes/No)	
22	If No, Name and Address of Land owner(s)	
23	Building Permit Number and Date	
24	Date of Expiry of Building Permit	
25	Total Floor Area of the project proposed to be developed? (As mentioned in Building Permit)	Sq.m.
26	Number of Dwelling Units (Residential Units)	
27	Number of Parking spaces available for allottees (For Residential Units)	
28	Number of Visitor Parking Spaces available (For Residential Units)	
29	Number of Commercial Units	
30	Total Floor Area of the Commercial Units (If any) (As mentioned in Building Permit)	
31	Number of Parking spaces available for Commercial Units	

32	Estimated Cost of the Real Estate Project	
	(a) Development/Construction Cost	
	(b) Cost of Land	
	(c) Total Estimated Cost of Project (a+b)	(Fig.) ₹
	(Total Estimated Cost in words)	
33	Name of Financier (if any)	
34	Address of Financier	
35	Is the account for depositing 70 % of amount collected from the allottees opened?	
36	If Yes, account number	
37	Name of Bank	
38	Branch	
39	Proposed date of Commencement of the Project	
40	Proposed date of Completion of the Project	

D. Details of Registration Fee Paid

41	Amount of Registration fee Remitted	
42	Demand Draft Number	
43	Demand Draft Date	
44	Drawee Bank	
45	Drawee Branch	

E. Permits/Approvals/N.O.C.s Received

46	Whether the all statutory approvals for the project such as layout approval, building permit etc. for the project is received?	
47	Whether the No Objection Certificate from Fire and Rescue Department is received?	
48	Whether the No Objection Certificate from Airports Authority of India is received?	
49	Whether the No Objection Certificate from Railways/National Highways/Other relevant departments is received?	
50	Whether the Environmental Clearance/ Clearance from Pollution Control Board is received?	

51	Whether clearance from Coastal Zone Management Authority is received ?	
52	If any of the above answers (from item No. 46 to 51) is No or Not Applicable, the reasons for the same may be briefly explained herewith :	

F. Whether the following attachments to be included and enclosed?

53	Brief details of the Enterprise/Promoter including particulars of registration and copy of registration certificate	
54	Other details including Name, Photograph etc. of promoter(s) (of directors/partners etc. in case of firms)	
55	Brief details of the projects launched by the promoter in the past five years including commencement date, date of completion, delay in completion (if any), details of cases or payments pending etc.	
56	Authenticated copy of the PAN card :	
57	Audited balance sheet of the promoter for the preceding financial year and income tax returns for three preceding financial years	
58	Detailed description of Land	
59	Authenticated copy(ies) of the statutory approvals including copy of the statutory approvals for previous or subsequent phases if any	
60	Authenticated copy(ies) of the Sanctioned Plan, Layout Plan and specifications including copy of the approval(s) for previous or subsequent phases if any	

61	Authenticated copy(ies) of Plan of development works to be executed in the proposed project and the plan of proposed facilities to be provided thereof including facilities like fire fighting, drinking water facilities, evacuation services, use of renewable energy, detailed floor plans, site plan and other plans	
62	Location details of the project, with clear demarcation of land with boundaries including Latitude and Longitude of end points	
63	The pro forma of the allotment letter, agreement for sale and conveyance deed proposed to be signed with the allottees	
64	The total floor area, common area, a detailed statement showing the number and type of dwelling units proposed to be constructed on each floor, carpet area of apartments, area of exclusive balcony or verandah for each units, exclusive open terrace areas for each units (if any), share of common area of each dwelling unit etc.	
65	Number and area of garage (parking spaces) for sale in the project	
66	The name and address of real estate agents (if any) proposed to be engaged for the project	
67	The name and address of architect/engineer/structural engineers/contractor(s) and other key person(s) proposed to be engaged for the project including their name, address, year of establishment and details of key projects completed	
68	The Facilities to be made available to the allottees	
69	Nature of Promoters Title to the Land and copy of title deed	
70	Self attested copy of land records	
71	Self attested copy of legally valid authorisation/agreement issued by Land Owner(s) to carry out the proposed real estate project (if applicable)	
72	Nature of Encumbrances including details of any mortgages on the Land including the right, title interest/claim of any other person in or over such land	

73	Detailed Technical Specifications to be adopted in the project	
74	Detailed estimate of expenditure for construction and the source from which such expenditure is sought to be financed	
75	Copy of front page of Pass Book of the account exclusively opened for this particular project in a scheduled bank	
76	A declaration in 'Form B'	

G. Declaration

77	I hereby declare that :
	1. I have received all required approvals and permits for carrying out the above proposed real estate project.
	2. I am legally authorised to carry out the above real estate project in above specified land.
	3. I am legally authorised to sign this application for the above promoter.
	4. All the information furnished above are true and accurate to the best of my knowledge and belief.
	5. I do hereby agree that all the above information and enclosures submitted to the authority may be published in the website of the authority for public viewing.

Place :

Date :

Signature of Promoter
(Authorised Signatory)

Name :

N.B.:—1. Authorised Signatory shall sign on 'all pages of this document.