

APPLICATION FOR REGISTRATION OF PROJECT

To
M/s. Tamil Nadu Real Estate Regulatory Authority (TNRERA)
3rd Floor (East Wing),
CMDA, 'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road, Egmore,
Chennai – 600 008.



8/2
82200 99922

Sir,

We hereby apply for the grant of registration of our project **Serene Rose** to be set up at **Kadampadi Village, Sulur Taluk, Coimbatore District, Tamil Nadu.**

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
Registered Private Limited Company

- (ii) In case of individual –
(a) Name
(b) Father's Name
(c) Occupation
(d) Permanent address
(e) Photograph

Durga A. Chakraborty
M. 9884 988999
Registration Mahaga Road
96296 33402
82200 99922/3311

OR

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

- (a) Name - **Serene Senior Living Private Limited**
(b) Address - **No. 31, Sayee, T2, Second Floor, Rajamannar Street, T Nagar, Chennai - 600 017**
(c) Copy of registration certificate **ENCLOSED**
(d) Main objects **REAL ESTATE**
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

1) **Mr. Giresh Bhandhari**



Address : No. 31, Sayee, T2, Second Floor,
Rajamannar Street,
T Nagar, Chennai - 600 017

3

2) Mr. Akshay Kumar Seth



Address : No. 31, Sayee, T2, Second Floor,
Rajamannar Street,
T Nagar, Chennai - 600 017

(iii) PAN No. : AACCC9574C;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained
HDFC, AVINASH ROAD, COIMBATORE A/C NO. 12508730000123

(v) Details of project land held by the applicant;
This project is a Joint Development. This project development land measuring 5.76 Acres belongs to Mrs. Mary Thomas, Maj. (Retd) Antony Thomas, SM, Mrs. Rosemary Paul and Dr. Thomas George.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **Serene Rose**;
Director of Town and Country Planning, Chennai vide approval No. 252A dated 17.09.2013 and Planning Permission issued by Local Planning Authority, Coimbatore vide Approval No. 7353/2011 dated 17.09.2013 and Building License Approval from Sulur Panchayat vide No. 79/2013-2014, dated 27.09.2013.

(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 Serene Idigarai - Completed, Serene Indus Valley - Near to completion, Serene Pelican - Near to completion.

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

(ix) Registration fee by way of a demand draft dated **31/07/2017** drawn on HDFC – G.N.Chetty Road, T.Nagar, Chennai bearing no. **065115** for an amount of

Rs. 1,61,510/- calculated as per sub-rule (3) of rule 3;

(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; **ENCLOSED** 5

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
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;

Sale Deeds both dated 30.04.1970, registered as Doc. Nos. 1660/1970 and 1681/1970, both registered in the office of the Sub-Registrar Suler. Will dated 08.11.2002 executed by K.C.Thomas, Patta No. 214 issued by Tashildar, Palladam Taluk, Coimbatore District, Tamil Nadu.

(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;

Nil Entry

(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;

Development Agreement executed on 12.09.2012 between Serene Senior Living Private Limited and Mrs. Mary Thomas, Maj. (Retd) Antony Thomas, SM, Mrs. Rosemary Paul and Dr. Thomas George.

(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;
Director of Town and Country Planning, Chennai vide approval No. 252A dated 17.09.2013 and Planning Permission issued by Local Planning Authority, Coimbatore vide Approval No. 7353/2011 dated 17.09.2013 and Building License Approval from Suler Panchayat vide No. 79/2013-2014, dated 27.09.2013.

(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;

Drinking water - RO Plant.

Solid & Liquid Waste management - Sewage Treatment plant.



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; 7

11°01' 33.9"N 77°09' 52.4"E - REFER TO THE LAYOUT ENCLOSED

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

Registered Construction Agreement & Sale deed of Flat No. A-105 @ Serene Rose.

(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;
Please refer to the Area Statement Enclosed.

(xi) the number and areas of covered parking available in the project;
Please refer to the Area Statement Enclosed.

(xii) the number of open parking areas available in the project;
Please refer to the Area Statement Enclosed.

(xiii) Details of Undivided Shares pertaining to the project;
Please refer to the Area Statement Enclosed.

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

(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;

Architect	Mr. J. Premkumar	Ph: 95855 33324 infinustech@gmail.com	205, Alagesan Road, Saibaba Colony, Coimbatore, TN 641 011
Structural Engineer	Mr. J. Premkumar EC1 REG No.pe/00850/16	Ph: 95855 33324 infinustech@gmail.com	205, Alagesan Road, Saibaba Colony, Coimbatore, TN 641 011
Contractor	Shree Adinath EPC Ventures Pvt. Ltd.	info@adinathepc.com	2D, 2 nd Floor, No.310, Poonamallee High Road, "Glen Eden Palace" Kilpauk, Chennai - 10

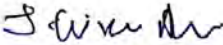
(xvi) a declaration in FORM 'B'. - **ENCLOSED** -

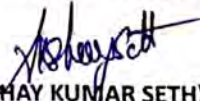
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 28.07.2017

Place: Chennai

Yours faithfully,


(GIRESH BHANDHARI)


(AKSHAY KUMAR SETH)

Signature and seal of the applicant(s)

