

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

APPLICATION FOR REGISTRATION OF PROJECT

To  
2338

Tamil Nadu Real Estate Regulatory Authority,  
No.1A, First Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600 008.



Sir,

I/We hereby apply for the grant of registration of our project to be set up at **CASAGRANT UTOPIA PHASE-I** (The proposed construction of Group Development consisting of 3 Blocks; Combined Basement floor connection Block No.1, 2 & 3; Block-1 consisting of Combined Basement floor + Ground floor + 4 floors (15.49m Height) with 43 Residential dwelling units, Indoor Games, Association Room at Ground floor level & Swimming Pool at 1st floor level, Block-2 consisting of Combined Basement floor + Ground floor + 4 floors (15.49m Height) with 45 Residential dwelling units, Block-3 consisting of Combined Basement floor + Ground floor + 4 floors (15.49m Height) with 312 Residential dwelling units, totally 400 Residential Dwelling units out of 673 Residential dwelling units at Manapakkam Main Road, Manapakkam, Chennai in S.No.423,430/1, 430/2, 431, 432, 433/1, 433/2, 433/3, 434/1, 434/2, 448/1, 448/2A, 448/2B, 448/3, 449/1, 449/2, 452/1,452/2, 453, 454/1, 454/2, 455/1, 455/2, 455/3, 461, 462/1 & 462/2 of Manapakkam Village and Survey No. 40/11 & 78/2 of Mugalivakkam Village within the limit of Greater Chennai Corporation).

- I. 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
    - (b) Father's Name
    - (c) Occupation
    - (d) Permanent address
    - (e) Photograph

For CASA GRANDE SMART VALUE HOMES PVT. LTD.



*R. Ashok*

Authorised Signatory.

OR

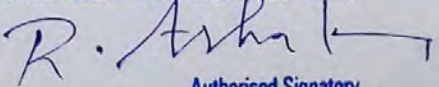
In case of firm / societies / trust / companies / limited liability partnership / other forms of business organisations / aspirational competent authority -

- (a) Name : **M/s. CASA GRANDE SMART VALUE HOMES PRIVATE LIMITED.**
- (b) Address : **5TH FLOOR, New No.111, Old No.59, NPL Devi, L.B.Road, Thiruvanmiyur, Chennai-600 041.**
- (c) Copy of registration certificate : **U74999TN2016PTC110721.**  
(Copy enclosed)
- (d) Main objects : **Real Estate Developer.**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Sl. No	Name	Photo	Address	Mobile No & Mail id
1	M.Arun Kumar		New No.111, Old No.59, NPL Devi, L.B.Road, Thiruvanmiyur, Chennai-600 041.	7338777289 & cgrera@casagrando.co .in
2	ANERUDAN		New No.111, Old No.59, NPL Devi, L.B.Road, Thiruvanmiyur, Chennai-600 041.	7338777289 & cgrera@casagrando.co .in

- (iii) PAN No: **AAGCC4883L**
- (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 : **ICICI BANK LTD, 2/1, L.B.ROAD ADYAR, Chennai-600020 & Account Number : 777705777030.**
- (v) Details of project land held by the applicant : **41237.12 Sq.m (as per Document).**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: **CMDA Planning Permit No.13392, B/NHRB/123-A1-TO A30/2020, Dated:16/05/2020 & Building Permit No: CEBA/WDCN12/00166/2020. Dated: 22/05/2020.**

For **CASA GRANDE SMART VALUE HOMES PVT. LTD.**

  
Authorised Signatory.

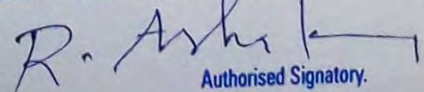
- (vii) Brief details of the projects launched by the promoter in the last five years whether already completed or being developed, as the case may be including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc : **Enclosed**
- (viii) Agency to take up external development works **Details Enclosed** Local Authority (exact Authority or any agreement to the Authority) / Self Development.
- (ix) Registration fee by way of a RTGS dated **26.05.2020** drawn on **HDFC Bank, Besant nagar Branch** bearing no. **HDFCR52020052680848928** for an amount of **Rs.11,53,500/-** 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**
- (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 : **Enclosed**

(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;

For **CASA GRANDE SMART VALUE HOMES PVT. LTD.**

  
Authorised Signatory.

- (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 : **Enclosed**
- (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 : **Enclosed**
- (xii) the number of open parking areas available in the project : **Enclosed**
- (xiii) Details of Undivided Shares pertaining to the project : **Enclosed**
- (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 : **Enclosed**
- (xvi) a declaration in FORM 'B' : **Enclosed**

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

For CASA GRANDE SMART VALUE HOMES PVT. LTD.

*R. Asha*  
Authorized Signatory.

Yours faithfully,

Dated : Chennai

Place :

Signature and seal of the applicant(s)