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Block - 7

Block 7

Priyadharsini 1

FORM 'A'

7397280333

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

8485

The Real Estate Regulatory Authority

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

3rd Floor (East Wing), CMDA, 'Thalamuthu-Natarajan Maaliga'

No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008



Sir,

We hereby apply for the grant of registration of our project to be set up at Mevalurkuppam Village, Sriperumbudur Taluk, Kancheepuram District in DTCP Approved Layout No.53/2007.

1. The requisite particulars are as under:-

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

- (a) Name - **M/S. NA DIVINE HABITAT PVT. LTD.**
 - (b) Address - **10 & 11, Dr.Radhakrishnan Salai, Chennai Citi Centre, IV Floor, Mylapore, Chennai - 600 004**
 - (c) Copy of registration certificate - **Refer Annexure A Enclosed**
 - (d) Main objects - Main object of the company is Real Estate - **Constructing mainly Villas, Residential & Commercial Buildings**
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc - **List of Directors and their addresses enclosed as per Annexure B**
- (i) PAN No. **AACCN8626Q - A copy enclosed as per ANNEXURE C**
 - (ii) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained - **Name: AXIS BANK LTD, Account No.918020010668456, Branch Name: DADAR; MUMBAI, Address: Kohinoor Building Opp Dadar Central Railway Station, Kohinoor Road; Dadar East; Mumbai**



- (iii) Details of project land held by the applicant – Plot Nos.217, 218, 219, 220 & 221, in Old S.Nos.202/6 & 202/10, New S.No.202/1G1, Mevalurkuppam Village, Sriperumbudur Taluk, Kancheepuram District in DTCP Approved Layout No.53/2007.
- (iv) Details of Approval obtained from various Competent Authorities for commencing the Project-Enclosed Approval Letter – Refer Annexure E1 & E2
- (v) 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 launched by the promoter in the last Five Years enclosed - Refer Annexure F**
- (vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development -
1. **Road System: Black Top Roads in the Layout**
 2. **Sewage & Drainage System: STP provided in the Layout**
 3. **Water Supply – Bore Water**
 4. **Electricity Supply – 3 Phase Connection [TNEB]**
- (vii) Registration fee by way of a demand draft dated _____ drawn on _____ bearing No. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3 - **Refer Annexure G**
- (viii) Any other information the applicant may like to furnish – Nil.
2. We enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter - AACCN8626Q - **A Self attested copy is enclosed as per ANNEXURE H**
 - (ii) audited balance sheet of the promoter for the preceding financial year - **Audited copy of the Balance sheet has been enclosed as per Annexure I**
 - (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 - **A copy of the Legal Title Report is enclosed as per Annexure J**



Block 7

- (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 as per Annexure K**
- (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 - **NOT APPLICABLE**
- (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 –
- **Annexure – Drawings L1 & L2**
- (vi) (the sanctioned plan, layout plan and specifications of the proposed project or the v phase thereof, and the whole project as sanctioned by the competent authority -
- **A list of specification of the Project is enclosed as per Annexure M1 & M2**
-)
- (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 - **Plan of Development works including proposed facilities is enclosed as per Annexure N**
- (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 – **Annexure O**

North By: Plot Nos.222B & 222A

South By: Private Land

East By: Plot Nos.202A, 202B, 203A, 203B, 204A, 204B, 205A, 205B, 206A & 206B

West By: 40 Feet Wide Road



- (i) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (ii) 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;
- (iii) the number and areas of covered parking available in the project;
- (iv) the number of open parking areas available in the project;
- (v) Details of Undivided Shares pertaining to the project;
- (vi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (vii) 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;
- (viii) A declaration in FORM 'B'.




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

3. Dated: Place:



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Promoter Name		NA DIVINE HABITAT PVT LTD			
S.No	Full Name	Residential Address	Designation	PAN No.	PHOTO
1	SIVACHARAN MANNEMALA	NO 405 SRI LAKSHMI APTS 5TH CROSS RUSTUM BAGH ROAD BENGALURU 560017 Mail ID: sivacharanybx@yahoo.com Mobile No.9886655954	Director	APEPS8938N	
2	MANNEMALA VENKUREDDY	NO-405, SRI LAKSHMI APARTMENT, 4TH CROSS,RUSTUMBAGH, AIRPORT ROAD BANGALORE 560017 Mail ID: mannelavenkureddy@gmail.com Mobile No.9448067945	Director	ACGPV2017A	
3	EBRAHIM	NO. 6, GROUND FLOOR, THAPL THANTHI NAGAR MAIN ROAD CHEPOST OPPOSITE, ANAIYUR MADUARI 625017 Mail ID: info@bashyamgroup.com Tel No.044-42902345	Additional Director	AAQPE7750B	



NA Divine Habitat (P) Ltd.,

No. 54, Ragavendra Nagar, Mevalurkuppam Village,
Sriperumbudur Taluk, Kanchipuram Dist. - 602 105.

Project Name	LE CHALET Smart Choice Homes -PHASE 2	
Promoter Name	SRI BAASHYAAM CONSTRUCTIONS PVT. LTD	
CONTRACTOR & CONSULTANT DETAILS		
Project Architect /ELE/PLUMBING	Consultant	M/S. SHANKAR ASSOCIATES
	Name	A.K.V. SRIDHAR
	Registered in any Govt Dept (Only Yes/No)	YES
	MCA No.	CA/2007/40680
	Year of Establishment	2005
	Mobile No.	9791099993
	e mail id	shankarassociates@ymail.com
	Address Line 1	NEW NO: 98 GREENWAYS ROAD EXTENSION, RA PURAM
	Address Line 2	
	District	CHENNAI
	State	TAMIL NADU
	Pin Code	600 028
	Key Projects Completed	Sri Chakra Apartments at Kumbakonam Shreyas Ganga at Kumbakonam K.H. road at Nungambakkam ARH hospitals at Guindy Raga Sudha Apartments at Royapettah
	Structural Consultant	Consultant
Name		VENKATASUBBARAO M
Registered in any Govt Dept (Only Yes/No)		
Corporation/LB License No.		CLASS I-99
Year of Establishment		2005
Mobile No.		9840199099
e mail id		vmadala@yahoo.com
Address Line 1		Mass Towers, First Floor
Address Line 2		38/74, Bazullah Road, T Nagar, Chennai - 600017
District		Kancheepuram
State		TAMIL NADU
Pin Code		600017
Key Projects Completed		BSR Thoraipakkam Sagas Construction Praveen Properties Four Square Constructions PNB Reality Chettinad Property

NA Divine Habitat (P) Ltd.,

No. 54, Ragavendra Nagar, Mevalurkuppam Village,
Sriperumbudur Taluk, Kanchipuram Dist. - 602 105.

Geo Technical Consultant	Consultant Name	GEOMARINE CONSULTANTS P LIMITED
	Registered in any Govt Dept (Only Yes/No)	CIVIL CONSULTANTS
	License No.	1471
	Year of Establishment	1994
	Mobile No.	9444937964
	e mail id	infogeomarines@gmail.com
	Address Line 1	No-11 II Nd Main Road Kannapa Nagar Thiruvanmiyur Chennai-41
	Address Line 2	
	District	Chennai
	State	Tamilnadu
	Pin Code	600041
	Key Projects Completed	
	Civil Contractor Name	Contractor name
Registered in any Govt Dept (Only Yes/No)		NO
License No.		
Year of Establishment		2012
Mobile No.		8056111766
e mail id		
Address Line 1		No 81,Rajeswari Nagar
Address Line 2		Poonemallee
District		Chennai
State		Tamil Nadu
Civil Contractor Name	Contractor name	Mr. K CHANDRAN
	Registered in any Govt Dept (Only Yes/No)	
	License No.	
	Year of Establishment	
	Mobile No.	8637446998
	e mail id	
	Address Line 1	Do No 1/3, Pandalamman Street
	Address Line 2	Ganapathy Nagar,Orgadam,Ambattur
	District	Chennai
	State	Tamil Nadu
Pin Code	600053	

NA Divine Habitat (P) Ltd.,

No. 54, Ragavendra Nagar, Mevalurkuppam Village,
Sriperumbudur Taluk, Kanchipuram Dist. - 602 105.

ELECTRICAL & PLUMBING WORKS	Contractor name	Mr. P MAHESH
	Registered in any Govt Dept (Only Yes/No)	NO
	License No.	
	Year of Establishment	2012
	Mobile No.	8056111766
	e mail id	
	Address Line 1	No 81,Rajeswari Nagar
	Address Line 2	Poonemallee
	District	Chennai
	State	Tamil Nadu
	Pin Code	600056
ELECTRICAL & PLUMBING WORKS	Contractor name	Mr. K CHANDRAN
	Registered in any Govt Dept (Only Yes/No)	
	License No.	
	Year of Establishment	
	Mobile No.	8637446998
	e mail id	
	Address Line 1	Do No 1/3, Pandalamman Street
	Address Line 2	Ganapathy Nagar,Orgadam,Ambattur
	District	Chennai
	State	Tamil Nadu
	Pin Code	600053