

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

APPLICATION FOR REGISTRATION OF PROJECT

To

THE REAL ESTATE REGULATORY AUTHORITY,
No.1, Gandhi Irwin Road,
Thalamuthu - Natarajan Building
Egmore, Chennai - 600 008, 7008



Sir,

We hereby apply for the grant of registration of our project to be set up at Thaiyur Village, Thiruporur Taluk, Chengalpattu District, in Tamil Nadu State.

1. The requisite particulars are as under: -

- (i) Status of the applicant : Company
- (ii) In case of individual -
- (a) Name
 - (b) Father's Name : Not Applicable
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR

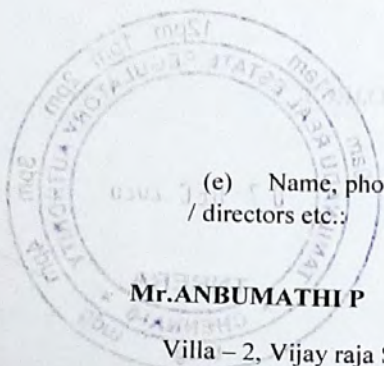
In case of firm / societies / trust / companies / limited liability partnership / competent authority

- (a) Name : M/s SPYKA HOMES PRIVATE LIMITED
- (b) Address : Villa - 24, Vijay raja Spruce, Kayar Road, Thaiyur Village, Thiruporur Taluk, Chengalpattu District Chennai- 603103
design.spyka@gmail.com
9444907875
- (c) Copy of registration Certificate : Incorporation certificate attached.

For SPYKA HOMES PVT. LTD.

ANBUMATHI P
Director
08750302

(d) Main Objects : **Developers and Promoters of Real estate Property/ Apartments, Villas, Multistoried Building, residential and commercial development**



(e) Name, photograph and address of chairman of the governing body / partners / directors etc.:

Mr. ANBUMATHI P

Villa - 2, Vijay raja Spruce,
Kayar Road, Thaiyur Village,
Thiruporur Taluk,
Chengalpattu District
Chennai- 603103

Director



Mr. PANDIYAN S

Villa - 24, Vijay raja Spruce,
Kayar Road, Thaiyur Village,
Thiruporur Taluk,
Chengalpattu District
Chennai- 603103

Director



(iii) PAN No. : **ABDCS7060D**

(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:

Name of Bank : State Bank of India
Address of Bank : Old no: 36/1, New No: 1/81, Thaiyur Market Road
Branch : Kelambakkam
A/c No : 39841411824
IFSC Code : SBIN0021869

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

Project Name : Spyka's Abode
Survey No : 414/1A3 (414/ 1A1 Part)
Village : Thaiyur
Taluk : Thiruporur
District : Chengalpattu
State : Tamil Nadu

For SPYKA HOMES PVT. LTD.

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(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :

| | | |
|--|--------------------------------------|---|
| MLPA | MLPA. Member Secretary, Chengalpattu | Building Plan Permit No. ந. க.எண் 2804/ 2020 மா. உ. தி. கு [செமா -5] dated 31-10- 2020, க.வ 14/ 2020 dated 31/ 10/ 2020 |
| The Special Officer/ Block Development Officer | Special Officer, Thaiyur Panchayat | Building Plan Approval No செ.மு. ந. க. எண் 2681/2020/ ஆ1 dt 30/ 11/ 2020 ஊ. தி. எண் 76 dated 16-11-2020 |

FSI building Area: 911.72 sq.mt

FSI: 0.939

(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. – **Letter Attached**

Completed Project Details: N/A as the company is newly incorporated

Ongoing Project Detail – N/A as the company is newly incorporated

(viii) Agency to take up external development works with Local Authority (exact Authority or any agreement to the Authority)

Not Applicable

(ix) Registration fee by way of a cash deposit paid in the respective bank for an amount of **Rs.18235/-** (Rupees Eighteen Thousand Two Hundred and Thirty Five only) calculated as per sub-rule (3) of rule 3

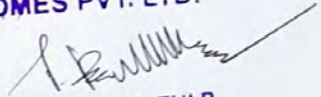
(x) Any other information the applicant may like to furnish. - Nil -

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

- authenticated copy of the PAN card of the promoter; - YES
- audited balance sheet of the promoter for the preceding financial year;

Not Applicable as FY 2020-21 is the First year for the company - Letter Attached

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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; - N/A

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; -ENCUMBRANCE CERTIFICATE 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; - Attached.

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; - Attached

(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; - Attached

(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; - Attached

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- 11
- (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 - **Attached**

"SPYKA'S ABODE" in Survey No. 414/1A3 (414/ 1A1 Part), Thaiyur Village, Thiruporur Taluk, Chengalpattu District, Tamil Nadu"

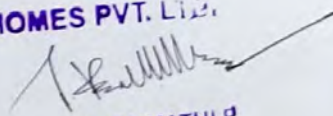
Latitude is 12°77'46.0"N, Longitude is 80° 19' 70.0"E
Latitude is 12°77'46.0"N, Longitude is 80° 19' 71.3"E
Latitude is 12°77'45.2"N, Longitude is 80° 19' 73.1"E
Latitude is 12°77'43.0"N, Longitude is 80° 19' 72.5"E
Latitude is 12°77'43.4"N, Longitude is 80° 19' 69.7"E

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Attached**
- (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; - **Attached**
- (xi) the number and areas of covered parking available in the project; - **Attached**
- (xii) the number of open parking areas available in the project; - **Nil**
- (xiii) Details of Undivided Shares pertaining to the project; - **Attached**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **Not Applicable** -
- (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;

Structural Engineer : S. Nagesh
Consulting Engineer & Regd. Valuer,
Class-I, Licensed Surveyor No: 180,
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar,
Chennai- 600020.
Mobile: +91-98402 31666.
E-Mail: nagesh.somadev@gmail.com

Architect : Mohamed Rasheed N
Architect,
COA Number – CA/2017/87918,
No.30, Ranjith Road, Kotturpuram,
Chennai – 600085.
Contact No: 9941726283.

For SPYKA HOMES PVT. LTD.


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Director
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Geo Technical Engineer: R Venkata Krishnaiah,
Registered Geo Technical Engineer,
GTE/19/07/032,
No 7/4, Munavar Avenue,
4th Street, pallavaram,
Chennai – 600043.
Contact No: 9840261276.
E-Mail: venkatapec@gmail.com

(xvi) a declaration in FORM 'B'. - Attached

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

Date: 04/12/2020
Place: Chennai

yours's faithfully,
For M/s Spyka Homes Pvt Ltd.,

For SPYKA HOMES PVT. LTD.

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