

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

APPLICATION FOR REGISTRATION OF PROJECT

M. R. Periyasamy  
9840053927



To

The Real Estate Regulatory Authority  
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 Door No. 8/18, Waddells Road, Kilpauk, Chennai 600 010 Comprised R.S.No. 3197/7 & 3129/12, Block No.52, Purasawakkam Village, Purasawakkam – Perambur Taluk, Chennai District, Tamilnadu State.

1. The requisite particulars are as under:

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

- |                       |   |
|-----------------------|---|
| (i)                   |   |
| (a) Name              | <b>Mr. M. Rajeswara Rao</b>                   |
| (b) Father's Name     | Late Mr. M.S. Rao                             |
| (c) Occupation        | Retiree                                       |
| (d) Permanent address | 8/18, Waddells Road, Kilpauk, Chennai 600 010 |
| (e) Photograph        | Attached                                      |
| (f) Mobile Number     | 81488 12979                                   |
| (g) Email id          |   |





(ii)

(a) Name **Mrs. V. Nithya Reddy**  
(b) Father's Name Late Mr. M.S. Rao  
(c) Occupation House Wife  
(d) Permanent address B12 Epsilon, Next to Thomas Reuters, Yamalur Main Road, Bangalore North, Marathahalli Colony, Bangalore-560 037  
(e) Photograph Attached  
(f) Mobile Number 98450 23185  
(g) Email id vvrhamsa@gmail.com



(iii)

(a) Name **Mr. M. Nandakumar**  
(b) Father's Name Late Mr. M.S. Rao  
(c) Occupation Professional  
(d) Permanent address 8/18, Waddels Road, Kilpauk, Chennai 600 010  
(e) Photograph Attached  
(f) Mobile Number +1817 527 3888  
(g) Email id nandumadireddi@gmail.com



(iv)

(a) Name **Mr. M. Deepak Ratan**  
(b) Father's Name Late Mr. M.S. Rao  
(c) Occupation Business  
(d) Permanent address 8/18, Waddels Road, Kilpauk, Chennai 600 010  
(e) Photograph Attached  
(f) Mobile Number 94449 71685  
(g) Email id



AND

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

(v)

(a) Name Chaitanya Builders & Leasing P. Ltd.  
Reperesented by **Nirmala Rajan**  
Designation : Chief Executive Officer  
Mobile No. +91 98401 36660  
Email Id: chaitanyabuilders1986@gmail.com

(b) Address No. 15, Khader Nawaz Khan Road  
Nungambakkam, Chennai 600 006



(c) Copy of Registration Certificate Enclosed

(d) Main objects Promoting Residential & Commercial buildings



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

Name of the **CEO**  
Address

**NIRMALA RAJAN**  
No. 15, Khader Nawaz Khan Road  
Nungambakkam, Chennai 600 006

(iii) PAN No.

**AAACC1338E**

(iv) 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 **Enclosed**

Name of the Bank : Dhanlaxmi Bank  
Address : No. 269, Thambuchetty Street, George Town, Chennai 600 001.  
A/C. No. : 009705300033796  
IFSC Code : DLXB0000097

(v) Details of project land held by the applicant - GPA **Enclosed**

(vi) Details of Approval obtained from various Competent Authorities for commencing the Project: Planning Permission from CMDA & Building Permit from Corporation of Chennai – **Enclosed.**

(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 NO Local Authority (exact Authority or any agreement to the Authority / Self Development.

(ix) Registration fee by way of demand draft dated 08.01.2020 drawn on **Dhanlaxmi Bank** bearing No. 299106 for an amount of Rs.35,000/- Calculated as per sub-rule (3) of rule 3;-

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

2. 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 consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreements, 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; (A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the law 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 – **Enclosed.**
- (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 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.
- (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 area of covered parking available in the project; - **Enclosed.**
- (xii) The number of open parking areas available in the project
- (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;

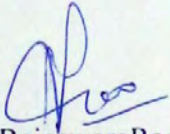


(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project – **Enclosed**.

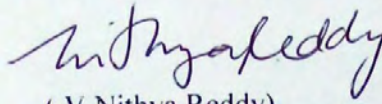
(xvi) A declaration in FORM 'B'.

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

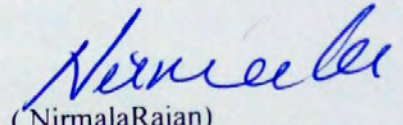
Yours faithfully,



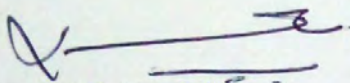
(M. Rajeswara Rao)



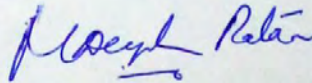
( V.Nithya Reddy)



(Nirmala Rajan)



(M. Nandakumar)



(M. Deepak Reddy)

Place: Chennai

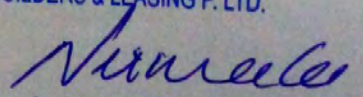
Date:



**Profile of the Project:**

- 1) Project Address : Old Door No.8, New Door no. 18,  
Waddels Road, Kilpauk,  
Chennai – 600 010.
- 2) Category of the Building (Spl / MSB) : Special Building (Spl)
- 3) Residential / Commercial : Residential
- 4) Applicant Name : Chaitanya Builders & Leasing P. Ltd.  
Mobile No. : 98401 36660  
Company Name (In case of Company) :  
Office Phone No. : 044-28333563
- 5) Total Number of Floors : Stilt floor and 4 floors
- 6) No. of Dwelling Units : 8  
(In case of Residential)
- 7) Total Floor Area : 1749.88 sq.m.  
(As per approved Plan)
- 8) Total Plot Area : 991.5 sq.m. as per Patta.  
(As per approved Plan) 987.64 sq.m. as per Document.
- 9) Total FSI Area : 1749.88 sq.m.  
(As per approved Plan)
- 10) a) No. of Covered Car parking : 18  
b) No. of Open Car parking : 0  
c) Total No. of Car parking : 18  
(As per approved Plan)
- 11) RERA Account Details:  
a) Bank Name : Dhanlaxmi Bank  
b) Branch Name : George Town  
c) Account Number : 009705300033796  
d) IFSC Code : DLXB0000097
- 12) Details of Calculation of Registration Charge payable to TNRERA:  
a) FSI Area in Sq.M (As per approved plan) : 1749.88 Sq.M  
b) Rate (Rs.20/- per Sq.m) : Rs. 35,000/-  
c) DD Number  
d) Bank : Dhanlaxmi Bank  
e) Amount : Rs.35,000/-

For CHAITANYA BUILDERS & LEASING P. LTD.

  
Authorised Signatory