

# AAKARSHA

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FORM 'A'

[See rule 3(2)]

## APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamilnadu Real Estate Regulatory Authority  
(TNRERA)  
No. 1A, Gandhi Irwin Bridge Road  
1<sup>st</sup> Floor, Egmore, Chennai – 600 008

**Mrs.Y.Sunitha**

W/o Mr.Sudhakar,  
Residing at No.64, Thirupathi Nagar Main Road,  
Valasaravakkam, Chennai -600 087.  
Mail id :- [sripathyassociates@gmail.com](mailto:sripathyassociates@gmail.com)  
Phone No : 9444450135.



**Mrs. Sujatha Srinivasan ,**

W/o Mr.Srinivasan  
Residing at No.64, Thirupathi Nagar Main Road,  
Valasaravakkam, Chennai -600 087.  
Mail id :- [sripathyassociates@gmail.com](mailto:sripathyassociates@gmail.com)  
Phone No : 9444450135.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Plot No. 332B & 332A, I Kuberan Nagar 11<sup>th</sup> Street, Comprised in Old S. No. 131/3 & 133, New S. No. 134/1 (as per New Patta S.No. 134/32B & 134/32A), situated at S. No. 134/32A, 134/32B, No.17, Madipakkam Village, Sholinganallur Taluk, Kancheepuram District.

**For AAKARSHA**

**PARTNER**

*Sujatha Srinivasan*

Site Address:

Plot No.332A & 332B, Kuber Nagar, 11th Street,  
No.17, Madipakkam Village, Sholinganallur Taluk,  
Kancheepuram District.

Current Communication Address:

187, Habibullah Road,  
T.Nagar - Chennai 600017  
Contact No: 044 - 284144888 | 9791037372

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1. 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 : Chenaram Seni  
(b) Father's Name : Sri Riddhamramji  
(c) Occupation : Partner "AAKARSHA"  
(d) Permanent address : 187, Habibullah Road, T. Nagar,  
Chennai - 600 017.  
(e) Photograph : Attached  
(F) Mobile No. : 9791037372  
(G) Email id : chenaramseni0777@gmail.com



Or

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

(a) Name : "AAKARSHA".  
(b) Address : Current Communication Address:  
187, Habibullah Road, T. Nagar,  
Chennai - 600 017.

(c) Copy of registration certificate : N.A

(d) Main objects : Flat Promoter, & Land developers

(e) Name, photograph and address of : Mr. Chenaram Seni - partner  
Chairman of the governing body / Mobile No- 9791037372  
Partner / directors etc Email - chenaramseni0777@gmail.com

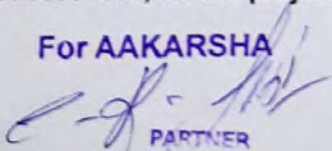
(iii) PAN No. : Attached

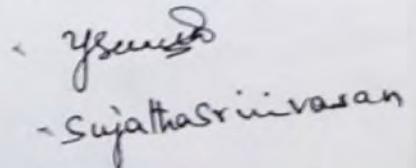
(iv) Name and address of the bank, banker with which account in terms of section 4 (2)

(l) (D) Of the Act will be maintained

ICICI Bank Ltd., Bazullah Road, T. Nagar, Chennai - 600017, Current A/C No. 77705951357, for the project "AAKARSHA."

For AAKARSHA

  
PARTNER

  
- Sujatha Srinivasan

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(v) Details of project land held by the applicant

## Attached – Approved Plan

The present submission is towards Registration of residential project namely **AAKARSHA**, developed in Single block - Stilt Floor + 3 Floors residential Building with 12 Dwelling Units, of flats covering 696.21 sq.m. Carpet area and total area of 980.58 sq.m (Comprising of Carpet Area- 696.21 sq.m + Balcony – 28.98 sq.m + Proportionate share in Common area – 153.75 sq.m) with provisions of 12 nos. of car parking.

(vi) 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.

## This is the First Project of "AAKARSHA"

(vii) Agency to take up external development works

NA

(viii) Registration fee by way of demand draft dated 07.04.2021 drawn on The ICICI Bank, T.Nagar, Branch, Chennai, bearing DD.No. 521968, for an amount of Rs. 17,900/- (seventeen thousand nine hundred Only), calculated as per sub-rule (3) of rule 3;

Photo copy of Demand Draft is attached.

(ix) Any other information the applicant may like to furnish

No.

1. I/we enclose the following documents in triplicate, namely:-

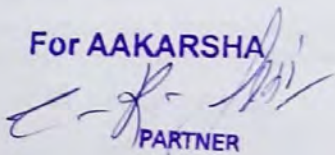
(i) Authenticated copy of the PAN card of the promoter

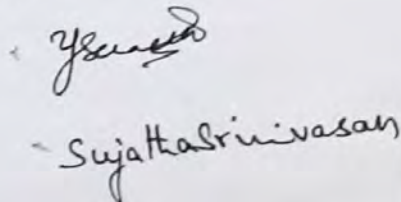
Attached.

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

Attached.

For AAKARSHA

  
PARTNER

  
Sujatharivivasan

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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.

## Copy of Patta 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

## No Encumbrances, Copy of EC attached.

(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;

The applicant had taken Power of Attorney with Land Owners 1. Mrs.Y. Sunitha W/o Mr. Sudhakar aged about 44 years, residing at No.64, Thirupathi Nagar Main Road, Valasaravakkam, Chennai -600087. 2. Mrs. Sujatha Srinivasan W/o Mr. Srinivasan aged about 46 years, residing at No.64, Thirupathi Nagar Main Road, Valasaravakkam, Chennai -600087, and the copies of the Power of Attorney along with Patta are enclosed herewith has been executed a Sale Agreement with AAKARSHA, and Mr. Chenaram Seni, Partner Authorized to sign.

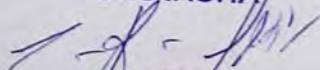
(vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the Competent authority for each of such phases.

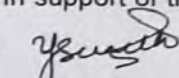
## The following documents are attached:

- Planning Permit
- Building Permit

(vii) 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. The Planning Permit (PP) and Building permit (BP) has been accorded by Greater Chennai Corporation respectively for development of single block. In support of this, the following documents are attached:

For AAKARSHA

  
PARTNER

  
Sujatha Srinivasan

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- Copy of Approved Plan from Greater Chennai Corporation – attached

The specification of the project

## Attached

(viii) 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, emergency evacuation services, use of renewable energy;

**Source of drinking Water – Bore Well & Metro Water supply by CMWSSB.**

**Sewage Disposal – Through Septic Tank & collected by CMWSSB.**

**Solid Waste Disposal (Garbage) – Will be collected from Apartments and disposed through Corporation.**

**Fire Fighting – NA.**

**Emergency Evacuation Services – NA**

**Use of Renewable Energy – Solar water heater**

(ix) 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.

AAKARSHA – Google co-ordinates attached

Latitude & Longitude – Attached

Google image of the site is attached.

(x) Pro-forma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

**Agreement for sale attached**

**Construction Agreement Attached**

**Application of Allotment Letter attached**

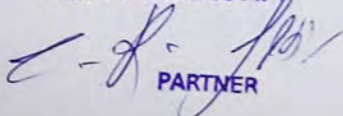
(xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

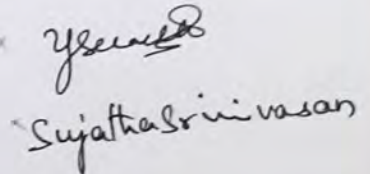
## Statement Attached

(xii) The number and areas of Covered Parking available in the project;

**12 nos. of covered Car Parking**

**For AAKARSHA**

  
PARTNER

  
Sujatha Srinivasan

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(xiii) The number of open parking areas available in the real estate project;

**NIL**

(xiv) The names and addresses of the real estate agents, if any, for the proposed Project.

**Yet to be appointed**

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

**Licensed Surveyor: S. Sankar:** No.1A, Secretariat Colony, 1<sup>st</sup> Main Road, Adambakkam, Chennai – 600088, License No. RE-GR-III-303222019, Mobile No. 9360547033.

**Structural: Mr. R. Saravanan:** - No. 98/99, Habibullah Road, T. Nagar, Chennai - 600017, Mobile No 9944558736.

**Engineer: Silambarasan:** - 98/99, Habibullah Road, T. Nagar, Chennai – 600017.

**Civil Contractors:** AAKARSHA (Self)

(xvi) A declaration in FORM 'B'

**Attached Herewith.**

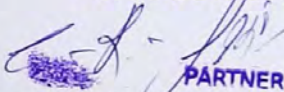
3. I / We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

**Dated :** 16.06.2021

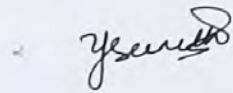
**Place :** Chennai.

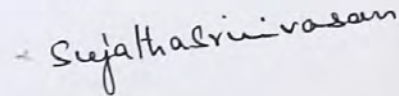
Yours faithfully,

**For AAKARSHA**

  
**PARTNER**

(For AAKARSHA)





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