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To

S. SRIDHARAN 1

CHENNAI 9446241111

FORM 'A' TRICHY 2200014848  
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To  
The Real Estate Regulatory Authority  
Chennai Metropolitan Development Authority  
Floor, Vaidyan Road, Ansal Estate,  
Tiruchirappalli  
Chennai  
Tamil Nadu - 600008



Sir,

We hereby apply for the grant of registration of my/our Apartment Project to be set up at T.S.No.915/3B1, Ward No.1, Block 24, Melur Village, Srirangam Zone, Tiruchirappalli Corporation Limit, Tamil Nadu, Pin 620006. Also known as Plot 12, Sathya Gardens, Melur Road, Srirangam, Tiruchi -620006 Tamil Nadu State.

The requisite particulars are as under:-  
(i) Status of the applicant, Individual / company / proprietorship firm - societies / partnership firm / competent authority; One INDIVIDUAL, the land owner, for his share of the property and a Proprietorship firm the builder Represented by an individual for his share of property by a powers of attorney from the land owner.

(ii) In case of individual -

- (a) Name S.Murugan
- (b) Father's Name Subramanian
- (c) Occupation Business
- (d) Permanent address No.8, Arumuga Pillai Street, VadakkuVasal, Srirangam, Tiruchi -620006
- (e) Photograph



AND

Proprietary Firm:

- (a) Name Padmavathi Constructions,
- (b) Address No. 5/113, Gandhi Road, Srirangam, Trichy-620006  
Copy of GST Registration Certificate. 33AANPS3805J1ZH

S. Sridharan

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- (c) Main objects: Development of Plots/Layouts and Real Estate Promotions of townships, flats, etc.,
- (d) Name, photograph and address of chairman of the governing body / partners / directors etc.



Names : Mr.S.Sridharan - Proprietor - Padmavathi Constructions,  
Father's Name: Mr.S.Singan  
Permanent address :No. 206, East Chitra Street, Srirangam, Trichy - 620006  
Photographs

The Constituted Power of Attorney Holder vide the General Power of Attorney Registered in Document No. 1861 of 2020 dated 03.09.2019, at SRO, Srirangam, Trichy - 620006 of Mr.S.Murugan the land Owner and JV Promoter under the Joint Venture Agreement dated 31.10.2018 with land owner Mr.S.Murugan

- (iii) PAN Numbers:

S.Murugan : AMQPM1298Q

S.Sridharan (Padmavathi Constructions) : AANPS3805J

- (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 : Indian Bank, No.195, East Uthra Street, Srirangam, Trichy, Tamil Nadu -620006.
- (v) Details of project land held by the applicant ; Land to the extent of 961.35 Square Meters at T.S.No.915/16, Ward 1, Block 24, Melur Village, Srirangam Zone, Trichy City Corporation, Tamil Nadu otherwise known as No.12, Sathya Gardens, Melur Road, Srirangam, Trichy-620006 to build as per approved plan - 32 flats in stilt plus 4 floors with FSI area of 1914.32 sq.mts and non FSI area of 531.92 sq.mts totalling in all to 2446.24 sq.mts and vacant land of 462.88 sq.mts.
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;

1. DTCP, Trichy Approval Doc.No, 1626 of 2019 dated 09.11.2019,
2. Plan Approval of DTCP No. 56 of 2019 dated 09.11.2019,
3. Tiruchirapalli Corporation, Srirangam Ward, Building Plan Approval in File No. F1/3544/2019 dated 30.12.2019

S. Sridharan

For PADMAVATHI CONSTRUCTIONS

S. Singan

(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. NONE ;

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a demand draft dated \_\_\_\_\_ drawn On \_\_\_\_\_ bearing no. \_\_\_\_\_ for an amount of Rs.38286.40 /- calculated as per sub-rule (3) of rule 3; paid by online transfer from Indian Bank, Srirangam Branch, Srirangam, Tiruchi-620006 - Internal Transfer Journal Number 87973 21 dated 24<sup>th</sup> September 2020.

(x) Any other information the applicant may like to furnish  
NONE ;

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

(i) authenticated copy of the PAN card of the promoter;

(ii) Income Tax Return of the promoters for the preceding financial year ended 31.03.2020;

(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 of Land Owner of the JV Agreement is 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 - Online EC 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;



S. Srinivasan  
SRI SAI SWATHY CONSTRUCTIONS  
Pvt. Ltd.

1. **Joint Venture Agreement** Between the Land Owner Mr.S.Murugan and Mr.S.Sridharan the Proprietor of Padmavathi Constructions Copy of JV is attached.

2. Constituted Power of Attorney vide the General Power of Attorney Registered in Document No. 1861 of 2020 dated 03.09.2019, at SRO,Srirangam, Trichy- 620006, in favour of Mr.S.Sridharan, Proprietor, Padmavathi Constructions, Joint Venture Partner of land owner Mr.S.Murugan is also enclosed.

- (vi) 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; Building Plan of DTCP, Trichy and Approval by Trichy Corporation is attached.
- (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 ; Building Plan and Approval of DTCP and Tiruchirapalli Corporation is attached.
- (viii)The plan of development works to be executed in the proposed project and the proposed facilities to be provided there of including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; Attached as per the Approval of the Authority.
- (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; ATTACHED
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN -RERA RULES.
- (xi) 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; A Statement of the same is enclosed.

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S. S. Murugan  
Proprietor

- (xii) The number and areas of covered parking available in the project; 32 Covered car parking in the stilt area of the building as per the approved plan
- (xiii) The number of open parking areas available in the project; NIL
- (xiv) Details of Undivided Shares pertaining to the project; Statement Enclosed
- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Direct Marketing by Promoters and no Real Estate Agent Involved.**
- (xvi) 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; Statement Attached.
- (xvii) A declaration in FORM 'B'.

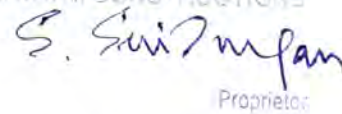
3. We solemnly affirm and declare that the particulars given herein are correct to my /our knowledge and belief.

Yours Faithfully



S.Murugan  
Land Owner

For PADMAVATHI CONSTRUCTIONS

  
Proprietor

S.Sridharan  
JV- Partner and Proprietor – Padmavathi  
Constructions

**Signatures**

Dated: 14.10.2020

Place: Trichy -620006