



**Name** : U.Preetam Karthik  
**Designation** : Director  
**e-Mail ID** : [preetamkarthik@indiabuilders.in](mailto:preetamkarthik@indiabuilders.in)  
**Phone No** : 9840043553

**FORM 'A'**

[See rule 3 (2)]

**APPLICATION FOR REGISTRATION OF PROJECT**

To


Tamil Nadu Real Estate Regulatory Authority(TNRERA),  
 1<sup>st</sup> floor, Tower –II, CMDA,  
 No.1A,Gandhi Irvin Bridge Road,  
 Egmore, Chennai -600008.

Sir,

We hereby apply for the grant of registration of project “**SWAGATHAM**” at Stilt + 5 floors residential building with 10 dwelling units at Old Door No: 83, New Door No: 14, elango nagar main road, Virugambakkam, Chennai. Comprised in old S.No: 120/5, T.S.No.99, Block No.6 of Virugambakkam village, greater Chennai corporation.

The requisite particulars are as under: - **Company**

(i) **Individual**

	<b>Name</b>	: Mr. <b>S.PRAVEEN</b>
	<b>Father name</b>	: Mr. R.Sivanadam
	<b>Address</b>	: 2734, Hill Vista Ct, San Jose, CA 95148, USA.
	<b>Phone No</b>	: 9840167081
	<b>Pan number</b>	: AGXPP9141N
	<b>Email id</b>	: praveen2010@gmail.com

(iii) Company

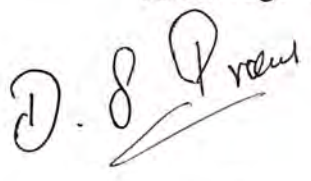
- a. Name : India builders (Chennai) Limited
- b. Address : AA36, 3<sup>rd</sup> main road, 3<sup>rd</sup> street,  
Anna nagar, Chennai-600040.
- c. Copy of registration certificate : **Details Enclosed**
- d. Main objects : Promoters
- e. Name directors : **U. Preetam Karthik**
- f. PAN No of Director : **AQYPP0401E**
- g. Address : No. 5106/6, The Jade Junction,  
15<sup>th</sup> Main road, Anna nagar,  
Chennai -600040.
- (iv) Pan (Company) : **AABC13731Q**
- (v) Name of the bank : Axis bank Ltd.,  
Address of the Bank : Plot No.3635, New Door No.87,  
Old No.17, 3<sup>rd</sup> Avenue,  
Anna nagar East, Chennai -600102.
- (vi) Details of Project held by applicant : **FSI Area 971.30 Sqm**
- (vii) Details of Approval obtained from various Competent Authorities for commencing the project : **Planning permit & Building Permit Enclosed**
- (viii) 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. : **Nil.**
- (ix) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) : **Self development**
- (x) Registration fee by way of NEFT dated **03/09/2021** from Axis Bank Ltd., anna nagar, Chennai-600102. UTR No. **AXSK212460009618** For an amount of **19,500/- (Rupees Nineteen thousand five hundred only)** calculated as per sub-rule(3) of rule 3 : **Details Enclosed**
- (xi) 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 : **Details Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year  
: **Details 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  
: **Details 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  
: **Details 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  
: **Details 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  
: **Details Enclosed**
- (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  
: **Details Enclosed**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy  
: **Details Enclosed**
- (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  
: **Details Enclosed**

- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Details Enclosed**
- (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 : **Details Enclosed**
- (xii) The number and areas of covered parking available in the project : **Details Enclosed**
- (xiii) The number of open parking areas available in the project : **Details Enclosed**
- (xiv) Details of Undivided Shares pertaining to the project : **Details Enclosed**
- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Details Enclosed**
- (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 : **Details Enclosed**
- (xvii) A declaration in FORM 'B' : **Details Enclosed**

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



Dated : 15/03/2021  
Place : Chennai

PRAVEEN DHANDAPANI.

Yours faithfully,  
For INDIA BUILDERS (CHENNAI) LIMITED



DIRECTOR

Signature and seal of the applicant(s)