

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To


Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our “**Brindavan Arcade -Construction of Residential Flats for Senior Citizens**” with 100 Flats, Common Kitchen, Dining & Staff Room (Stilt Floor + Five Floors) to be set up at SF. No: 516/4A, Vadavalli Village, Perur Taluk, Coimbatore District, Tamil Nadu. 641 041.

1.	The requisite particulars are as under:	
(i)	Status of the applicant, whether individual / Company / Proprietorship firm / Societies / Partnership firm / Competent Authority ; Partnership Firm	
	In Case of individual – Not Applicable	
	(a)	Name -
	(b)	Father's Name -
	(c)	Occupation -
	(d)	Permanent address -
	(e)	Photograph -
	OR	
(ii)	In case of firm / Societies / trust / companies / limited liability partnership / Competent authority – Partnership Firm	
	(a)	Name M/s. Brindavan Developers
	(b)	Address C/o Brindavan Hill View, Guhan Garden, Lakshmi Nagar, Vadavalli, Coimbatore – 641 041 Phone Number: 9840963735 Mail id: pblakshman45@gmail.com
	(c)	Copy of Registration Certificate Enclosed as Annexure I
	(d)	Main objects Construction and Promotion of Flats & Cottages for Senior Citizens.

(e)	Details of chairman of the governing body/ partners/directors etc.	
	Managing Partner	
(a)	Name	Mr. Laxman Balasubramaniam Palghat
(b)	Address	B 344, Brindavan Paradise, Puthupalayam, Coimbatore – 641 109.
(iii)	PAN No. of the Company	AATFB9025D (Enclosed as Annexure II)
(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 the Bank	Canara Bank (Bank Certificate is enclosed as Annexure III)
	Address	Thondamuthur Branch, Bldg. No. 5/34, Thendral Complex, Narasipuram, Thondamuthur, Coimbatore – 641109.
(v)	Details of project land held by the applicant	Area of the Site: 3866.69 Sqm Pl. No: 516/4A, Vadavalli Village, Perur Taluk, Coimbatore District, Tamil Nadu – 641 041.
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Got revised plan approval from LPA Coimbatore on 02.03.2021 (Enclosed as Annexure IV) Got Building License from Coimbatore Corporation on 04.05.2021 (Enclosed as Annexure V)
(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.	It is a New Firm and this is the First Project. Self Declaration is enclosed as Annexure VI
(viii)	Agency to take up external development works	Self-Development

	Local Authority (exact Authority or any agreement to the authority) / Self Development;	
(ix)	Registration Fee	Calculation sheet of Registration Fee is enclosed as Annexure VII
	Demand Draft or NEFT / RTGS	NEFT
	Payment done from (bank)	Canara Bank
	Dated	04/08/2021
	Bearing Number / UTR Number	P216210/20540343
	Amount of Rupees	Rs. 53350
(x)	Any other Information the applicant may like to furnish	<p>Already the project is registered in TNRERA for 76 Flats "TN/11/Building/0192/2019 dated 09.11.2019".</p> <p>Now the plan is revised as 100 flats & hence we are registering again in TNRERA.</p>
2.	I/we enclose the following documents in triplicate, namely; -	
(i)	Authenticated copy of the PAN card of the promoter;	Enclosed as Annexure II
(ii)	Audited balance sheet of the promoter / partners for the preceding financial year	Enclosed as Annexure VIII
(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 as Annexure IX
(iv)	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 as Annexure X
(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	Not Applicable

	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;	
	(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;	
(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 as Annexure IV
(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;	Enclosed as Annexure XI
(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 as Annexure XII
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Enclosed as Annexure XIII
(x)	The number, type and the carpet area of apartments for sale in the project	Enclosed as Annexure XI

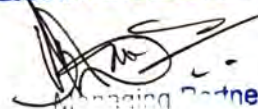
	exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;					
(xi)	The number and areas of covered parking available in the project	<table border="1"> <tr> <td>No. of Covered Parking</td> <td>20 Two Wheeler Parks 73 Car Parks</td> </tr> <tr> <td>Total Area of Covered Parking (Sq.mtr)</td> <td>1662.46 Sqm.</td> </tr> </table>	No. of Covered Parking	20 Two Wheeler Parks 73 Car Parks	Total Area of Covered Parking (Sq.mtr)	1662.46 Sqm.
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Total Area of Covered Parking (Sq.mtr)	1662.46 Sqm.					
(xii)	The number of open parking areas available in the project	13 Two Wheeler Parks 13 Car Parks				
(xiii)	Details of Undivided Shares pertaining to the project	Enclosed as Annexure XI				
(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, 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 as Annexure XIV				
(xvi)	A declaration of FORM "B"	Enclosed as Annexure XV				

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

Date: 30.07.2021
Place: Coimbatore

Yours faithfully,
For M/s. Brindavan Developers

FOR BRINDAVAN DEVELOPERS



Managing Partner