



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

APPLICATION FOR REGISTRATION OF PROJECT 21 DEC 2020



To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
First Floor, 1A, Gandhi Irwin Road,
Egmore
Chennai – 600 008.

7385

Sir,

We hereby apply for the grant of registration of our project "ISHA CODE FIELD – Phase II" comprised of Plot Nos. 3, 7, 46, 47, 49, 50, 52, 54-B, 65, 66, 67, 69, 70, 72, 104-A, 104-B, 105-A, 105-B, 107-A, 107-B, 108-A, 108-B, 111, 116-A, 116-B, 117-A, 117-B, 119-A, 119-B, 131, 132, 133, 134, 135, situated in Survey Nos. 64/10B, 64/12, 64/13, 65/1, 65/2, 65/6, 65/8B & 65/9B, Pudupakkam Main Road, Pudupakkam Village, Vandalur Taluk, Chengalpattu District, Tamilnadu";

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 –

Not Applicable

- (a) Name
(b) Father's Name
(c) Occupation
(d) Permanent address
(e) Photograph
OR

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

- (a) Name : ISHA HOMES (INDIA) PRIVATE LTD
(b) Address : Old No. 74, New No. 55, 1st Avenue,
Indira Nagar, Adyar, Chennai – 600 020.
(c) Copy of registration certificate : Enclosed
(d) Main objects : Enclosed
(e) Name, photograph and address of : 1. Mr. SURESH KRISHN
chairman of the governing body /
partners / directors etc. Managing Director
24-C, TVH Varsha, 1st Avenue,
Indira Nagar, Adyar, Chennai – 600 020.
Cell : 9841025728
E-mail: sureshkrishn@ishahomes.com

For ISHA HOMES (INDIA) PVT LTD

ISHA HOMES (INDIA) PRIVATE LIMITED

#74, (Old#55) 1st Avenue, Indira Nagar, Adyar, Chennai-600 020

Ph: 044-2440 4757 E.mail: marketing@ishahomes.com www.ishahomes.com

Managing Director

-2-

2. Mrs. S. RAMADEVI

Director

24-C, TVH Varsha, 1st Avenue,

Indira Nagar, Adyar, Chennai – 600 020.

Cell : 7299066084

E-mail: lialson@ishahomes.com

- (iii) PAN No. : **AABC13675B**
- (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 Account : **ISHA HOMES (INDIA) PRIVATE LIMITED**
- Bank Name : **Andhra Bank**
- Account No. : **070311100002397**
- Branch : **Adyar Branch**
- Branch Address : **30, 1st Main Road, Gandhi Nagar, Adyar, Chennai – 20.**
- IFSC Code : **ANDB0000703**
- (v) Details of project land held by the applicant : **8.45 Acres**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project
- a) **Layout Approval No. 36/2019 (Revised the old Layout Approval No. 18/2016) issued vide Letter No. Na.Ka. No. 358/2019 dated 23.07.2019 issued by Member Secretary, Mamallapuram Local Planning Authority, Mamallapuram.**
 - b) **Layout Approval proceedings Letter No. Na. Ka. No. 3395/2019/Aa1 dated 31.07.2019 issued by the Special Officer, Pudupakkam Panchayat / Block Development Officer (Village Panchayats), Thiruporur (Resolution No. 61 dated 31.07.2019)**
 - c) **Tamilnadu Real Estate Regulatory Authority Registration Certificate (Form "C") for Revised Layout vide registration No. TN/01/Layout/0139/2019 dated 13.07.2019 issued by Authorised Officer of Tamil Nadu Real Estate Regulatory Authority, Chennai.**
 - d) **Building approval as per list annexed herewith obtained from The Special Officer / President, Pudupakkam Panchayat, Thirupporur Panchayat Union, Chengalpattu District, Pin : 603103.**
- (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.

For ISHA HOMES (INDIA) PVT LTD

Managing Director

ISHA HOMES (INDIA) PRIVATE LIMITED

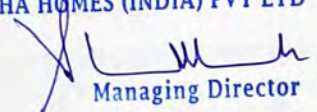
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- a) **ISHA ANANDHAM** – Under Construction residential apartment project having 244 flats situated in Nedungundram Village, Kancheepuram District
– TNRERA Registration No. TN/01/Building/0327/2018 dated 30.10.2018.
- b) **ISHA AABHIRUPAM** – Completed residential apartment project having 102 Flats in Kaspapuram Village, Kancheepuram District.
– Completion Certificate No. EC/South-II /167/2017, dated 06.07.2017
- c) **ISHA GAYATRI** – Completed residential apartment project having 216 Flats in Kolapakkam Village, Kancheepuram District.
– Completion Certificate No. EC/C-1/123/2016 dated 18.05.2016
- d) **ISHA MIA VILLAS** – Completed residential villa project having 106 Villas in Pudupakkam, Kancheepuram District – Completed in 2016.
- e) **ISHA ARMONIA** – Completed residential apartment project having 102 Flats in Vilankurichi Village, Coimbatore – Completed in 2016.
- f) **ISHA AARA** – Completed residential apartment project having 4 Flats in Alwarpet, Chennai.
– Completion Certificate No. EC/S-1/214/2015 dated 07.05.2015.
- g) **ISHA MANICKAM** – Completed residential apartment project having 8 Flats in Alwarpet, Chennai – Completed in 2015.
- h) **ISHA PORIYAGHAM** – Completed residential apartment project having 10 Flats in Alwarpet, Chennai – Completed in 2015.

- (viii) Agency to take up external development works : Local Authority (exact authority or any agreement to the Authority) / Self Development
- (ix) Registration fee : RTGS / NEFT Transfer for an amount Rs. 109050/- dated 19/12/2020 calculated as per sub-rule(3) of rule 3;
- (x) Any other information the applicant may like to furnish.
- Project Name : **ISHA CODE FIELD (PHASE II)**
- Type of Development : Villas / Row Villas / Twin Villas

For ISHA HOMES (INDIA) PVT LTD


Managing Director

ISHA HOMES (INDIA) PRIVATE LIMITED

Second Floor, # E29, Megawin Towers, Second Avenue, Besant Nagar, Chennai - 600 090.
Ph: 044-2441 0300/0301 Email:marketing@ishahomes.com www.ishahomes.com

Address

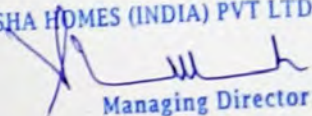
ISHA CODE FIELD – Phase II"
comprised of Plot Nos. 3, 7, 46, 47,
49, 50, 52, 54-B, 65, 66, 67, 69, 70,
72, 104-A, 104-B, 105-A, 105-B,
107-A, 107-B, 108-A, 108-B, 111,
116-A, 116-B, 117-A, 117-B, 119-A,
119-B, 131, 132, 133, 134, 135,
situated in Survey Nos. 64/10B,
64/12, 64/13, 65/1, 65/2, 65/6, 65/8B
& 65/9B, Pudupakkam Main Road,
Pudupakkam Village, Vandalur
Taluk, Chengalpattu District,
Tamilnadu

No. of Plots

27 Residential Plots + 34 Units

2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter;
 - (ii) **audited balance sheet of the promoter for the preceding financial year;**
 - (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;
 - (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;
 - (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;
 - (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;

For ISHA HOMES (INDIA) PVT LTD


Managing Director

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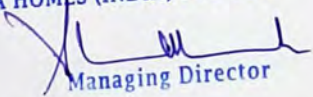
- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;
- (viii) the location 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;
- (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;
- (xi) the number and areas of covered parking available in the project; (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (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, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

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

Dated: 14-12-2020

Place: Chennai

For ISHA HOMES (INDIA) PVT LTD


Managing Director

Yours faithfully,

Signature and seal of the applicant(s)