

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



APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
CHENNAI, TAMILNADU
Sir,



We hereby apply for the grant of registration of my/our project to be set up at Old No. 3 New No. 7 Karpagambal Nagar, Mylapore, Chennai - 600 004 CHENNAI district, Tamilnadu State

1. The requisite particulars are as under:-
 - (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority : **PARTNERSHIP FIRM**
 - (ii) In case of firm:-
 - (a) Name : **SWATHI BUILDERS**
 - (b) Address ; **5 ANANDA ROAD, ALWARPET, CHENNAI 600018**
 - (c) Copy of registration certificate : **ENCLOSED**
 - (d) Main objects : **PROMOTING RESIDENTIAL BUILDINGS**
 - (e) Mobile Number & Mail Id : **9840767717**
prabhu@swathigroup.com
 - (f) Name, photograph and address of chairman of the governing body / partners / directors etc. : **ENCLOSED**
 - (iii) In case of Individual:-
 - (g) Name : **Arjun Parthasarathy**
 - (h) Father's Name : **Parthasarathy**
 - (i) Address : **33/24 Karpagambal Nagar, Mylapore, Chennai - 600 004**
 - (j) Occupation : **BUSINESS**

- (k) Mobile Number & Mail Id : **9884055615**
arjunp@gmail.com
- (l) Photograph : **ENCLOSED**
- (iii) PAN No. : **AAOFS9876L – Swathi Builders**
AKNPA6958J – Arjun Parthasarathy
- (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 :
RBL BANK, Kotturpuram Branch, Chennai 600085
- (v) Details of project land held by the applicant ; **NIL; PROJECT UNDER JOINT DEVELOPMENT WITH LAND OWNERS**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :
CMDA :Planning Permit : PP/ NHRB/336/2021 Permit No. 14444
Corporation of Chennai : Building Permit No. CEBA/WDCN09/00001/2022
- (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.

Information Provided in Annexure 1

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

SELF DEVELOPMENT



(ix) Registration fee by way of a demand draft dated _____ drawn On _____ bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;

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

2. We enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter; : **Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year; **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; **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;

NIL

(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; **Enclosed**

(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;
CMDA & Corporation of Chennai are ENCLOSED



- (i) 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**
- (ii) 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; **YES**
- (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;
Copy of building plan approved by authority is enclosed
- (i) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
Draft agreement is enclosed
- (ii) 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 provided in ANNEXURE 3
- (iii) the number and areas of covered parking available in the project;
9 Covered Parking
- (iv) the number of open parking areas available in the project;
3 Open Parking
- (v) Details of Undivided Shares pertaining to the project;
Details provided in ANNEXURE 3
- (vi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **No specific agent**



(vii) 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;
Furnished in Annexure B

(i) a declaration in FORM 'B'.
Enclosed

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

Dated: **05.01.2022**

Place: **Chennai**

Yours faithfully,
For SWATHI BUILDERS



PARTNER
(K. S. PRABHAKAR)

