

APPLICATION FOR REGISTRATION OF PROJECT

To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, CMDA Tower 2,
Gandhi Irwin Bridge Road, Ansari Estate,
Egmore, Chennai - 600008.

Sir,

*Sub: V. Tech Arputha for 32 Units -
Stilt plus 4 floors - Sithalapakkam - Reg.*

I, hereby apply for the grant of registration of my project to be set up at
Survey No.95/1B, 4th Street, Vijay Avenue, Sankarapuram,
Sithalapakkam, Kancheepuram District, South- Chennai
Registration District, Chennai - 600126.

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 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 -

i	Name	M/s.V Tech Builder, a Partnership firm
ii	Address	Sithalapakkam Village, 440 B Mambakkam Main Road, G1, Ground Floor, V Tech Arokyia, Sithalapakkam, Chennai - 600126. Email : vtechbuilder@gmail.com Mobile No: 90422 05555

Email Id:

V Tech Arputha Project by V Tech builder at Chennai

V. Tech Arputha

iii	Copy of registration Certificate	1122/2007 Registered under Partnership Act.2008. (Enclosed as <i>Annexure 1</i>)
iv	Main objects	To acquire, buy, purchase, develop, renovate, improve, maintain, exchange or otherwise own property, estate, lands, accommodation or other immovable properties and to enter into contracts and agreements of all types of lands with or without buildings and to purchase, sell, deal in land, houses or otherwise and to act as promoters and developers of land, estates, property, residential housing schemes, and to deal with and improve such properties either as owner or as agents and to join with any other person(s), partnership firm or LLP or company in carrying the above business.
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	<p>Mr. A.C.Jyothi prakash Mrs. J. Jeya Rackkini Vinnarasi</p> <p>Address : 440 B Mambakkam Main Road, S1 , Ground Floor, V Tech Arokyia, Sithalapakkam, Chennai - 600126.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; text-align: center;">1</div>   </div>
vi	PAN No.	AAGFV5008H <i>(AAGFV5008H)</i>

A.C. Jyothi prakash

(iii) 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 :

HDFC Bank, 198, MIG, TNHB, Mambakkam Main Road, Sitalapakkam, Chennai A/c.No. 50200055692993.
Bank's Certificate in the prescribed Form - Annex 14.

(iv) Details of project land held by the applicant :

Project at Survey No.95/1B, 4th Street, Vijay Avenue, Sankarapuram, Sitalapakkam, Kancheepuram District, South-Chennai Registration District, Chennai - 600126.

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project:

- 1. CMDA Planning Permission No.B/NHRB/326/2020/ dt.07.10.2020**
- 2. Local Planning Authority Approval No.66/2021 dt.18.10.2021**
- 3. Building plan approval no. 326/2020 dated 18.10.2021**

(vi) 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

Not applicable, since no projects had been launched during last five years;

(vii) Agency to take up external development works :

Chennai Metropolitan development Authority / Local Panchayat Union at Sitalapakkam (exact Authority or any agreement to the Authority) / including Self Development;

(viii) Registration fee by way of a demand ~~draft~~ / UTR.No. N337211736824020 dated 03/12/2021 drawn on bearing no. _____ for an amount of Rs. 60,460/- /- calculated as per sub-rule (3) of rule 3; *copy enclosed at Annex - 17.*

A.G. Jayaraman

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

I enclose the following documents in triplicate, namely:-		
1	Authenticated copy of the PAN card of the promoter i.e V Tech Builder	Enclosed at Annexure - 2
2	Audited balance sheet of the promoter for the preceding financial year.	Enclosed at Annexure 3
3	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	1.General Power of Attorney by M/s.V Tech Builder - Enclosed at Annexure - 4 i.e Registered Power of Attorney deed dated 2nd july 2018. Document nos.7034/2018, Book I
4	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	Encumbrance Certificate is Enclosed at Annexure - 5
5	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.	Joint Venture Agreement dated is enclosed at Annexure 6 along with land ownership title deed etc.,

V Tech Arputha Project by V Tech builder at Chennai

A.C. Jeyaprasanna

<p>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</p>	<ol style="list-style-type: none"> 1. CMDA Approval No. B/NHRB/326/2020/ dt.07.10.2020 <i>Annexure 7,</i> 2. Local Planning Authority Approval No. 66/2021 dt.18.10.2021 (<i>Annexure 7.1</i>) 3. Building plan approval no. 326/2020 Enclosed as <i>Annexure - 7.2.</i>
<p>6 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</p>	<ol style="list-style-type: none"> 1.Sanctioned Plan by Chennai Metro Development Authority (<i>Referred in Annexure above</i>) 2.Building Plan- as per CMDA Approval and LPA (<i>Referred in Annexure above</i>) 3.Specification of the proposed project is enclosed at <i>Annexure 8.</i>
<p>7 The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy</p>	<ol style="list-style-type: none"> 1. Firefighting facility provided as part of the Building. 2. Drinking water - Well water supply and the Panchayat supply is expected 3. Solid and Liquid waste management is the responsibility of local development agency. However, septic tank is provided within the complex. 4. in the Scheme. To be undertaken by the Local Panchyat and other developmental agencies.

A. C. Jaganmohan

	<p>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</p>	<p>Enclosed at Annexure - 9</p>				
9	<p>Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees</p>	<p>1.Proforma of Allotment Letter (Annexure 10) 2.Proforma of Sale Agreement (Annexure 11) 3.Proforma of Conveyance Deed Enclosed as Annexure 10 above.</p>				
10	<p>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</p>	<p>Enclosed at Annexure - 13</p>				
11	<p>The number and areas of covered parking available in the project</p>	<table border="0"> <thead> <tr> <th style="text-align: center;">Nos</th> <th style="text-align: center;">Area</th> </tr> </thead> <tbody> <tr> <td>1.Block 1 Covered Car Park - 23</td> <td>- 287.5 Sq.mtr</td> </tr> </tbody> </table> <p><i>(Car Park - Block 1)</i></p>	Nos	Area	1.Block 1 Covered Car Park - 23	- 287.5 Sq.mtr
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12	<p>The number of open parking areas available in the project</p>	<table border="0"> <thead> <tr> <th style="text-align: center;">Nos</th> <th style="text-align: center;">Area</th> </tr> </thead> <tbody> <tr> <td>1.Block 1 Open Car Park 9 -</td> <td>112.5 Sq.mtr</td> </tr> </tbody> </table> <p><i>(Open Car Park - Block 1)</i></p>	Nos	Area	1.Block 1 Open Car Park 9 -	112.5 Sq.mtr
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13	<p>Details of Undivided Shares pertaining to the project</p>	<p>Details enclosed at Annexure No. 13 (Refer Colum No 11)</p>				
14	<p>The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project</p>	<p>Nil - Not applicable as we are not engaging any agent at this stage.</p>				

A. C. Jayaraman

<p>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;</p>	<p>Enclosed at Annexure - 15 along with respective Certificates.</p>
<p>16 A declaration in FORM 'B'</p>	<p>Enclosed at Annexure 16</p>

17. Legal Opinion for the proposed project - Annexure 18.

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

Date:
Place:

Yours faithfully,

Signature and Seal of the applicant(s)
(Name of Managing Partner)
[Handwritten Signature]
Seal of the Firm
 Managing Partner

Encl : As above.

Annexure 17 - Payment of Fees to TN Regn (Ann -17)