

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT



To
The Real Estate Regulatory Authority
IIIrd Floor (East Wing), CMDA
Thalamuthu Natarajan Maaligai,
No.1, Gandhi Irwin Road, Egmore
Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our project (**Sree Daksha's VAINI**) to be set up at SF.No.371/1 & 4 of Vadavalli Village, Perur taluk, Coimbatore corporation, Coimbatore District and Tamil Nadu State.

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; - **PRIVATE LIMITED COMPANY**

(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 - **PRIVATE LIMITED COMPANY**

(a) Name: **SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD - VAINI**

(b) Address: **No.1 GANDHI LAYOUT,
MARUTHAMALAI ROAD,
VADVALLI, COIMBATORE - 641046.
PH. NO.0422 2427754/55, 99449 20207**

(c) Copy of registration certificate

- **TIN: 33566205310 (COPY ENCLOSED)**

- **GSTIN: 33AAOCS120R1Z2 (COPY ENCLOSED)**

- **CIN NO: U45400TZ2010PTC016018**

(d) Main objects

- **CONSTRUCTION OF RESIDENTIAL VILLA'S**

#1, Gandhi Layout, Maruthamalai Main Road, Vadavalli, Coimbatore - 641046
Phone : +91 422 2427754 / 55, Email : enquiry@sreedaksha.com

GST : 33AAOCS1220R1Z2. | CIN : U45400TZ2010PTC016018

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. **(DIRECTORS DETAILS - SEPARATE SHEET ENCLOSED)**

(iii) PAN No. **AAOCS1220R (COPY ENCLOSED)**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained **KARUR VYSYA BANK, VADAVALLI BRANCH, MARUTHAMALAI MAIN ROAD, VADVALLI, COIMBATORE, RERA CURRENT ACCOUNT NO. 1605135000010860.**

IFSC CODE: KVBL0001605

(v) Details of project land held by the applicant; **OWN LAND**

Details of Project:

| | | | |
|---------------------------|---|---------------------------------------|--|
| Project Name | SREE DAKSHA'S VAINI | Project Description | OWN LAND TOTAL NO OF VILLA =14 NOS (GROUND+FIRST FLOOR) |
| Category of the Building | RESIDENTIAL VILLA GROUP DEVELOPMENT BUILDING | Project Status | YET TO BE STARTED |
| Project Commencement Date | JUNE 2022 | Project End Date | MAY 2025 |
| Plot Extent (Sq.Mt) | 4088.74 | | |
| Total Open area (Sq Mt) | 2634.42 | Total Covered area (Sq Mt) | 2497.88 |
| Project address Line 1 | SF.No.371/1 & 4 of VADAVALLI VILLAGE, PERUR TALUK | Project address Line 2 | --- |
| District | COIMBATORE | Tehsil/Sub District | COIMBATORE |
| No of Open Parking | 03 NOS (02 N VISITORS PARKING & 01 NO VILLA PARKING) | Total area of open Parking (Sq Mt) | 2.5 x 5x3 = 37.50 sqm |
| No of Covered Parking | TOTAL = 14 NOS | Total area of Covered Parking (Sq Mt) | 200.608 Sq.M |



**Development
Details:**

| | |
|---|---|
| Type of Dwelling Unit | RESIDENTIAL VILLA GROUP DEVELOPMENT (STILT + FIVE FLOOR) |
| Carpet area (Sq Mt) | 2011.52 SQM |
| Area of exclusive Open terrace if any (Sq Mt) | NIL |

| | |
|--|---------------|
| Total No. of Dwelling Unit | 14 NOS |
| No of Dwelling Unit Available for Sale | 14 NOS |
| Area of exclusive balcony/verandah (Sq Mt) | NIL |

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - **COIMBATORE L.P.A APPROVAL: 99/2022 AND COIMBATORE MUNICIPAL CORPORATION BUILDING LICENSE: B.A.NO: 162/BPA/2022/02892, B.L.NO: 162/BL/2022/03/017/01692, APPROVAL NO : 0354/2022/MH1/W - (ORDER COPY & PLAN ENCLOSED)**

(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. **PROJECT DETAILS - SEPARATE SHEET ENCLOSED.**

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

(ix) Registration fee by way of a **NEFT UTR NO. N155220142359376 dated 04/06/2022 drawn on KARUR VYSYA BANK, for an amount of Rs.50,000/- (Rupees Fifty Thousand Only)** calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **NO.**

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

(i) Authenticated copy of the PAN card of the promoter; **(COPY ENCLOSED)**

(ii) Audited balance sheet of the promoter for the preceding financial year; **(1 YEAR FINANCIAL COPY 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; **LAND PURCHASE DOCUMENT COPY 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; **LAND PURCHASE DOCUMENT & PATTA COPY 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; **(OWN LAND)**

(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; **(COPIES ENCLOSED)**

(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; **(NOT APPLICABLE)**

(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;

Water will be sourced from outside and for drinking water, will be provided apart from Corporation drinking water Supply, solid and liquid waste management will be done by installing STP, and emergency evacuation will be done by provision of additional stairs & Fire Fighting Service, installing solar panels for renewal energy at the top (terrace) of the building.

(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; **(GOOGLE MAP DETAILS ENCLOSED)**

(ix) Preform of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allotted; **(COPIES ENCLOSED)**

(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; **(SEPARATE SHEET ENCLOSED)**

(xi) The number and areas of covered parking available in the project; **14 no's & 200.608 sqm**

(xii) The number of open parking areas available in the project; **03 NOS (02 NOS VISITORS PARKING & 01 NO VILLA PARKING)**

(xiii) Details of Undivided Shares pertaining to the project; **(4088.74 Sq.mt)**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **(NIL)**

(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; **(SEPARATE SHEET ENCLOSED).**

(xvi) 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: 02/06/2022

Yours faithfully,

