

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Tamilnadu Real Estate Regulatory Authority (TNRERA),
1st Floor, No:1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



Sir

I/We hereby apply for the grant of registration of my/our project to be set up at S.F No: 625 and 626, presently in ward No :30 , Block 4 in T.S No: 9/5 and 11/4 , Upplipalayam Village, Coimbatore South Taluk, Coimbatore District Tamilnadu State.

The requisite particulars are as under: -

(i) Status of the applicant: - Private Limited Company




(ii) In case of firm –

- a) Name : **M/s Foundation One Infrastructures Private Limited.**
- b) Address : 4/3 G.D Naidu Street, Race Course , Coimbatore.
- c) Copy or the Registration: **Enclosed**
- d) Mail ID : info@foundation1.in , 9500990336
- e) **Main Objects:** To carry on the business of architects, builders and constructors of houses, apartments, commercial establishments, industrial establishments, hospitals, educational institutions, bridges, roads, purchasers of real estates and developers of layouts and plots for residential, industrial and commercial use including development of townships of all kinds and descriptions.

For Foundation One Infrastructures Pvt. Ltd


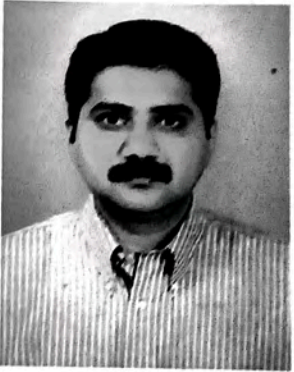

Managing Director

a) Name with Photograph of the Director

S.N	Name and photo	Ownership	Photo
1	Mr. Tharanipathy Rajkumar	Director	
2	Mr. Akshay Khanna	Managing Director	
3	Mr. Vaibhav Duvvur	Director	

For Foundation One Infrastructures Pvt. Ltd




Managing Director

S.N	Name and photo	Ownership	Mail ID
4	Mr. Krishnasamy Dhanakumar	Director	
5	Mr. Dhanashekar	Director	

For Foundation One Infrastructures Pvt. Ltd


Managing Director

b) Name Photograph and address of the Land Owner

S.N	Name and photo	Ownership	Photo
1	Mr. R.S Muthumanickam	Land Owner	
2	Mr. S.Senthilkumar	Land Owner	

(iii) PAN No: **(Enclosed)**

(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.

Bank : CITY UNION BANK LIMLITED

A/c No : 510909010217789

**Name : FOUNDATION ONE INFRASTRUCTURES PVT LTD
ESTRELLA -II RERA ACCOUNT**

Branch : Vilankurichi Branch

For Foundation One Infrastructures Pvt. Ltd


Managing Director

- (v) Details of project land held by the applicant. – Joint Development Agreement

Land Owner : Mr.R.S. Muthumanickam & Mr. S. Senthilkumar

Developer : M/s Foundation One Infrastructures Private Limited :

Enclosed

- (vi) Details of Approval obtained from Various Competent Authorities for Commencing the Project.

LPA Coimbatore : Na.Ka. 6924/ 2021/ உதிசு & PP No:186

(அ - எ) /2022 - நாள் 09.06.2022 - Enclosed

Coimbatore Corporation : B.A.No: 162/BPA/2022/03957 - Enclosed

B.L.No: 162/BPA/2022/02/075/02782

&PP 0695/2022MH2/E, dated: 23.08.2022

- (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. - **Enclosed**

- (viii) Agency to take up external development Works_Local Authority (exact Authority or any agreement to the Authority) / Self Development- **Not Applicable**

- (ix) Registration fee by way of a demand draft
Dated : **01.09.2022** drawn on **State Bank of India** bearing no. **455522**
for an amount of **Rs.46800.00** __/- calculated as per sub-rule (3) of rule 3;
Enclosed

For Foundation One Infrastructures Pvt. Ltd


Managing Director

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

2. I/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 - **Enclosed**

For Foundation One Infrastructures Pvt. Ltd


Managing Director

- (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**
- (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**
- (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**
- (ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **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; - **Enclosed**
- (xi) The number and areas of covered parking available in the project;
Enclosed

For Foundation One Infrastructures Pvt. Ltd



Managing Director

- (xii) The number of open parking areas available in the project; **Enclosed**
- (xiii) Details of Undivided Shares pertaining to the project; **Enclosed**
- (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, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Enclosed.**
- (xvi) A declaration in FORM 'B'. **Enclosed**
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Date : 05.08.2022

Place : Coimbatore

For Foundation One Infrastructures Pvt. Ltd


Managing Director
Yours Faithfully

Signature and seal of the Applicant