

1

APPLICATION FOR REGISTRATION OF PROJECT

Date :

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,

I, hereby apply for the grant of registration of my project to be set up at

Door No 2/4, Mount - Poonnamalli High Road, Ramapuram,
Chennai 89 comprised in S Nos 151/1A2, 151/2B & 151/2C of
Ramapuram Village, Ambattur Taluk, Thiruvallur District within
the Corporation limits of Chennai for the proposed construction of
High Rise Building for Commercial (Office) use building having
extended Basement Floor + Stilt floor part cum G floor part + 1 to
8th Floor.

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. Gupta and Company - A partnership firm
ii	Address	No 26 & 27, Morrison 1 st Street, Alandur, Chennai 600 016 Email : vp@drguptaco.com / fcsvpitm@gmail.com Mobile No : 9884396041/6264936574

BUILDING PROJECT OF GUPTA AND COMPANY, RAMAPURAM

For GUPTA & COMPANY

Authorised Signatory

iii	Copy of registration Certificate	Deed of Partnership - Enclosed separately & GST Registration of Firm enclosed separately
iv	Main objects	Among other things including trading, the firm will engage in activities in real estate including undertaking building construction and other infrastructure development and to deal in building materials.
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	<p>Names of the Partners</p> <ol style="list-style-type: none"> 1. Dr Surender Kumar Gupta 2. Mrs Shagun Gupta 3. Mr Ashsis Gupta, 4. Mrs Shweta Gupta <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>①</p> </div> <div style="text-align: center;">  <p>②</p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 20px;"> <div style="text-align: center;">  <p>③</p> </div> <div style="text-align: center;">  <p>④</p> </div> </div>
vi	PAN No.	AAAFG0361L

(iii) 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 :

.....
 For **GUPTA & COMPANY**

Authorized Signatory

BUILDING PROJECT OF GUPTA AND COMPANY, RAMAPURAM

3

2.	I enclose the following documents in triplicate, namely:-	
1	Authenticated copy of the PAN card of the promoter	Enclosed separately.
2	Audited balance sheet of the promoter for the preceding financial year	Enclosed separately
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	Copy of the Legal title of the Land (Ownership) document alongwith Patta copy is enclosed for ready reference.
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 separately.
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	Promoter is the owner of the land and hence not applicable

BUILDING PROJECT OF GUPTA AND COMPANY, RAMAPURAM

For GUPTA & COMPANY



Authorised Signatory

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

Building Project upcoming at Door No 2/4, Mount - Poonnamalli High Road, Ramapuram, Chennai 89 comprised in S Nos 151/1A2, 151/2B & 151/2C within the Ramapuram Village, Ambattur Taluk, Thiruvallur District within the Corporation limits of Chennai for the proposed construction of High Rise Building for Commercial (Office) use building, having extended Basement Floor + Stilt floor part cum G floor part + 1 to 8th Floor.

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

1. CMDA Approval vide letter No C3 (N)/ 0096/2019 dated 14.05.2020
2. Planning Permit No 13220 dated 14.05.2020
3. Building Plans duly stamped by GC Corporation
4. Building Permission No CEBA/WDCN11/00202/2020 of Greater Chennai Corporation.

(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

Nil - Declaration filed separately.

(vii) Agency to take up external development worksLocal Authority (exact authority or any agreement to the Authority) / Self Development :

The Greater Chennai Corporation is the Agency doing external development works. The works in terms of Road, Water, sewage disposal is already being serviced in the area by the Corporation and the Electricity will be provided by the Tangedco. A separate Declaration for the Development Works is enclosed separately.

(viii) Registration fee by way of a demand draft / UFR.No. 064 269 dated 16.07.2022 drawn on PUNJAB & SIND BANK bearing no. _____ for an amount of Rs. 2,86,900 /- calculated as per sub-rule (3) of rule 3;

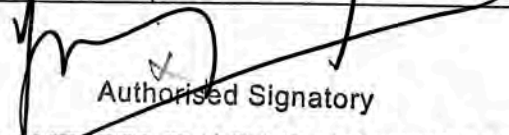
(ix) Any other information the applicant may like to furnish. Nil

BUILDING PROJECT OF GUPTA AND COMPANY, RAMAPURAM
For GUPTA & COMPANY

Authorised Signatory

10	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 separately as part of Area Statement
11	The number and areas of covered parking available in the project	As per Area Statement enclosed separately.
12	The number of open parking areas available in the project	As per Area Statement enclosed separately.
13	Details of Undivided Shares pertaining to the project	As per Area Statement enclosed separately.
14	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Nil - Not applicable as we are not engaging any agent at this stage.
15	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 separately along with relevant details.
16	A declaration in FORM 'B'	Enclosed separately in Rs 20/- stamp paper as per Format

For **GUPTA & COMPANY**


Authorised Signatory

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	<ol style="list-style-type: none"> 1. CMDA Approval vide letter No C3 (N)/ 0096/2019 dated 14.05.2020 2. Planning Permit No 13220 dated 14.05.2020 3. Building Plans duly stamped by GC Corporation 4. Building Permission No CEBA/WDCN11/00202/2020 of Greater Chennai Corporation
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	<ol style="list-style-type: none"> 1. Building Plan as shown above. 2. Specification of the proposed project is enclosed as per Draft Brochure at Annexure
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.	Enclosed separately
8	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 separately.
9	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	<ol style="list-style-type: none"> 1. Proforma of Allotment Letter 2. Proforma of Sale Agreement 3. Proforma of Conveyance Deed All 3 are enclosed separately.

BUILDING PROJECT OF GUPTA AND COMPANY, RAMAPURAM

For GUPTA & COMPANY

Authorized Signatory

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

Date: 09.07.2022
Place: Chennai

Yours faithfully,

For **GUPTA & COMPANY**

Authorized Signatory
(Ashish Gupta)

Signature and seal of the applicant(s)
(Name of Authorised Partner)
Seal of the Firm

Encl: As above.

BUILDING PROJECT OF GUPTA AND COMPANY, RAMAPURAM