

APPLICATION FOR REGISTRATION OF PROJECT

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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

Ganapathi Village, Coimbatore , TS No 1296/9, Ward No 11  
(k), Block No 38, Central Zone of Corporation of Corporation  
for construction of Professional Consulting Office comprising  
of Stilt plus four floors as approved by LPA of Coimbatore  
vide Approval Number 39/2020.

Sr 6383556010

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company /  
proprietorship firm / societies / partnership firm / competent  
authority:

Partnership Firm

Vijaya | 78455 10063  
Kannan

(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. Sree Lakshmi Venkateswara & Co - A partnership firm
ii	Address	15/9, Sri Ram Layout, Saibaba Colony, Coimbatore - 641011 Email : purchase@slvcovai.com / <a href="mailto:foxsupitun@gmail.com">foxsupitun@gmail.com</a> Mobile No: 94437 12780 / 6264936574

A. [Signature]  
Partner

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iii	Copy of registration Certificate	<b>Deed of Partnership - Enclosed as Annexure 1) &amp; Registration of Firm is Annexure 2)</b>
iv	Main objects	<b>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.</b>
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	<p><b>Names of the Partners</b></p> <ol style="list-style-type: none"> <li>1. Mr. A.Chandranna</li> <li>2. Mr A.Vijayakumar - <b>Authorised Partner</b></li> <li>3. Mr A.Sudhakar,</li> <li>4. Mr A.Anand Kumar</li> </ol> <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 style="text-align: center;">  <p>③</p> </div> </div>
vi	PAN No.	<b>AALFS4176Q</b>

(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 :

**Current Account No 1253135000012733 is opened and maintained with Karur Vysya Bank, Saibaba Colony Branch, Coimbatore exclusively for this project.**

*A. Vijay*  
Partner

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

**Building Project upcoming at Ganapathi Village, Coimbatore at TS No 1296/9, Ward No 11 (k), Block No 38, Central Zone of Corporation of Corporation for construction of Professional Consulting Office with Stilt plus four floors for the total builtup area of 1121.72 sq metres as approved by LPA of Coimbatore vide Approval Number 39/2020 as per letter enclosed.**

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

1. Local Planning Authority of Coimbatore vide Approval No.39/2020 dt 20.02.2020
- 2.. Building plan approval no. 179/2020 dated 03.12.2020 by Corporation of Coimbatore

- (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

Enclosed at Annexure 3

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

**The City Corporation of Coimbatore 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 / ~~HTR~~.No. 156 283 dated 25/05/2022 drawn on State Bank of India bearing no. 156 283 for an amount of Rs. 56,100/- calculated as per sub-rule (3) of rule 3;

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

2. I enclose the following documents in triplicate, namely:-		
1	Authenticated copy of the PAN card of the promoter	Enclosed at Annexure - 4
2	Audited balance sheet of the promoter for the preceding financial year	Enclosed at Annexure 5
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 Ownership document, TSLR copy alongwith Joint Development Agreement with the land owner by the Authorised Partner (Shri A Vijayakumar) of the Firm i.e Sree Lakshmi Venkateswara & Co is enclosed for ready reference. Annexure 6.
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 - 7.
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 Development Agreement signed with the owner of the land is enclosed separately as above. (Annexure 6).

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	<p>1. Local Planning Authority of Coimbatore vide Approval No.39/2020 dt 20.02.2020 enclosed. (Annexure 8)</p> <p>2. Building plan approval no. 179/2020 dated 03.12.2020 by Corporation of Coimbatore is sealed on the LPA approved Plan itself. (Annexure 9)</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>1. Building Plan as shown above.</p> <p>2. Specification of the proposed project is enclosed as per Draft Brochure at Annexure</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.	Enclosed at Annexure -10
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 at Annexure 11
9	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	<p>1. Proforma of Allotment Letter (Annexure 12)</p> <p>2. Proforma of Sale Agreement (Annexure 13)</p>

		<b>3.Proforma of Conveyance Deed Enclosed as Annexure 14</b>
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	<b>Enclosed at Annexure 15</b>
11	The number and areas of covered parking available in the project	<b>As per Annexure 15 above.</b>
12	The number of open parking areas available in the project	<b>As per Annexure 15 above.</b>
13	Details of Undivided Shares pertaining to the project	<b>Details enclosed at Annexure No. 16 (Refer Colum No.....)</b>
14	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	<b>Nil - Not applicable as we are not engaging any agent at this stage.</b>
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;	<b>Enclosed at Annexure - 17 along with respective details.</b>

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16	A declaration in FORM 'B'	Enclosed at Annexure 19
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3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Date: 26/05/2022  
Place: Coimbatore .

Yours faithfully,

For SREE LAKSHMI VENKATESWARA & CO

*A. Vijay*  
Partner

(A Vijayakumar)

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

*A. Vijay*  
Partner