

Form-A
[Sec Rule 2(2)]



To
The Real Estate Regulatory Authority
Thalamuthu Natarajan Building,
III Floor, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

Sir,

We hereby apply for the grant of registration of our residential project - K.G. Montage to be set up at New Door No. 273/120, R.S. No. 3709/18, Block No. 73 of Mylapore Village, Mylapore Taluk, Chennai, Tamil Nadu State.

1. The Requisite Particulars are as under-
 - (i) Status of the Applicant : Private Limited Company
 - (ii) (a) Name : KG Foundations (pvt) LTD,
(b) Address : No. 5, Ground Floor,
Bishop Wallers Avenue (East)
Mylapore, Chennai – 600 004.
 - (c) Copy of registration certificate : Enclosed
 - (d) Main Objects : Developers and Promoters
 - (e) Name, Photograph & Address of the Director : Haresh Kishor
 - (iii) PAN No: : AAPPK8075A
 - (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. : ICICI Bank Limited,
Cenotaph road,
Chennai-600035.
(Original letter enclosed)
 - (v) Details of Project Land held by the Applicant : 968 sq.mtrs, at Door No. 273/120,
R.S. No. 3709/18, Block No. 73 of
Mylapore Village, Mylapore
Taluk, Chennai, Tamil Nadu State.
 - (vi) Details of Approval obtained from Various Competent Authorities for Commencing the Project : Planning Permit:
No: OL-00106 dated: 28/12/2022
Building Permit:
No: dated:
 - (vii) Brief details of the projects launched the promoter in the last 5 years, already completed or being developed, as the case may be, including current status current status of the said projects, any delay in : Enclosed

completion, details of cases pending, details of type of land and payments pending etc.

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

(ix) Registration Fee by way of a demand draft dated 21-01-2023 drawn on ICICI Bank, bearing No. 530447 for an amount of Rs. 38,504.60/- calculated as per sub-rule (3) of rule (3)

(x) Any other information the applicant may like to furnish: **NIL**

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

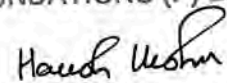
- (i) Authenticated copy of the PAN Card of the promoter: **Enclosed.**
- (ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years: **Enclosed.**
- (iii) Copy of the legal title deed reflecting the title of 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 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:
Project Finance availed by way of deposit of Power of Attorney deed from M/s KG foundations Pvt Ltd. (encumbrance certificate attached)
- (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 another 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**

- (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 Allottee/s: **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 area of covered parking available in the project: **Enclosed**
- (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: **NIL**
- (xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC 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. We solemnly affirm and declare that the particulars given in here in are correct to my/our knowledge and belief.

Dated: 20.01.2023
Place : Chennai

For KG FOUNDATIONS (P) LIMITED



Managing Director / Director

Yours Faithfully,
Signature & seal of the Applicant.