

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

IIIrd Floor (East Wing), CMDA,
Thalamuthu-Natarajan Maaligai'
No.1, Gandhi Irwin Road, Egmore
Chennai - 600 008

Sir,


We hereby inform you that we have obtained RERA approval for 7 nos of villa in the project named as "Sobha Gardenia Annexe" set up at Survey nos. . 206/1 part, 228 /1, 229 /2 , 3 and 231 part, situated at Vengaiwasal Village, Tambaram Taluk, St Thomas Mount Panchayat Limit, Chengleput District, Tamil Nadu. We have obtained plan revision for villa no 1 , 2 & 3 and we hereby submitting the revised details for the same.



1	The requisite particulars are as under:-	
	APPLICANT 1	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Public Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	M/s. SOBHA LIMITED
b)	Address	Sobha Limited Polyhose Towers, 5th Floor, SPIC Annex, No.86 - 88, Mount Road, Guindy, Chennai 600 032, Tamilnadu state
c)	Copy of registration certificate	CIN - U45201KA1995PLC018475 GST Number : 33AABCS7723E3ZK Annexure as per Sl.no 3
d)	Main objects	Builders, property developers, Civil, mechanical and labour contractors


For SOBHA LIMITED

Authorized Signatory

e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	Mr. Jagadish Nangineni Managing Director
	Photograph	
	Contact	Tel : 91 - 9965534705
	Address	Sarjapur – Marathahalli ORR, Devarabisanahalli, Bellandur Post, Bangalore – 560 103 Karnataka State.
	email id	rera.chennai@sobha.com
f)	PAN No.	AABCS7723E
	APPLICANT 2	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Private Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	M/s. Tarapore Constructions Private Limited
b)	Address	Registered Office at Dhun Building, 827, Anna Salai, Chennai - 600002
c)	Copy of registration certificate	CIN - U55101TN1972PTC006219 Annexure as per Sl.no 3
d)	Main objects	Builders, Engineers, Contractors, Civil, sanitary, electricals and erection of constructions

For SOBHA LIMITED

Authorised Signatory

e) Name, photograph and address of chairman of the governing body / partners / directors etc.		
	Name	Mr.Dinshaw Keku Parakh Director
	Photograph	
	Contact	Tel : 044-28521567
	Address	Dhun Building, 827, Anna Salai, Chennai - 600002 Tamilnadu state
	email id	tarapore_261244@yahoo.com
f) PAN No.		AAACT3611P
(iii) 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		Bank of Baroda, Acc No :25280200000213, IFSC Code : BARB0CORBAN Erstwhile Vijaya Bank HO Building, 3rd Floor, 41/2 MG Road, Trinity Circle, Bangalore - 560 001.
(iv) Details of project land held by the applicant		Survey nos. . 206/1 part, 228 /1, 229 /2 , 3 and 231 part, situated at Vengaivasal Village, Tambaram Taluk, St Thomas Mount Panchayat Limit, Chengleput District, Tamil Nadu
(v) Details of Approval obtained from Various Competent Authorities for commencing the Project		Annexure as per Sl.no 7
(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.		Annexure as per Sl.no 21
(vii) Agency to take up external development works. Local Authority (exact Authority or any Agreement to the Authority) / Self Development;		Self Development

For SOBHA LIMITED

Authorised Signatory



(viii)	Registration fee by way of a demand draft dated 03.07.2023 drawn on AXIS BANK LTD bearing no. 019218 for an amount of Rs.1,000 /- calculated as per sub-rule (3) of rule 3;	
(ix)	Any other information the applicant may like to furnish.	
2	we enclose the following documents in triplicate, namely:-	
(I)	Authenticated copy of the PAN card of the promoter;	Annexure as per Sl.no 4
(II)	Audited balance sheet of the promoter for the preceding financial year.	Annexure as per Sl.no 10
(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;	Annexure as per Sl.no 5
(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;	Annexure as per Sl.no 6
(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;	Annexure as per Sl.no 5
(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;	Annexure as per Sl.no 7
(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;	Annexure as per Sl.no 7 (Approvals) - Annexure as per Sl.no 26 (Specifications)
(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;	Annexure as per Sl.no 22
(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;	Annexure as per Sl.no 23
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure as per Sl.no 24
(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;	Annexure as per Sl.no 13

For SOBHA LIMITED

Authorised Signatory



(xi)	The number and areas of covered parking available in the project;	As per drawing
(xii)	The number of open parking areas available in the project;	
(xiii)	Details of undivided shares pertaining to the project;	Annexure as per Sl.no 13
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure as per Sl.no 25
(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;	Annexure as per Sl.no 25
(xvi)	A declaration in FORM 'B'.	Annexure as per Sl.no 8
3	I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.	

Dated: 05.07.2023

Place: Chennai

Yours faithfully,

For SOBHA LIMITED

Authorized Signatory

Promoter & Power agent