

Date: 22.08.2023

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at Plot Nos.(187,188,199 & 200)-E,Thirugnanasambandar Street, Srinivasa Nagar, Madipakkam, Chennai – 600 091, Chennai District,TamilNadu.

1. The requisite particulars are as under:-

(i) Status of the applicant partnership firm / competent authority;

(a) Name

: Vesta Builders & Promoters

(b) Address

: Plot No.9, First Floor,
Sarathy Nagar 5th Street,
Velachery,
Chennai – 600 042.

(ii) Copy of registration Certificate

: Enclosed

(c) Main objects

: Flat Promotion



For VESTA BUILDERS & PROMOTERS
[Signature]
K. [Signature]
Partner

Authority

(d) Name : K.Natarajan
98411 75672
: K.Moorthy
98411 86690

3. Details of Land Owner only in case of Joint Venture : Nil


PAN No. : AADFV6368H

Email Id : vestabuilderspromoters1@gmail.com

(iii) Name and address of the Bank with which account in terms of section 4 (2)(1)(D) of the Act will be maintained : Indian Bank,
Current Account No.
7572278259
T.L Road Branch,
9,Sambandam Garden,
Velachery,Chennai – 42.

(iv) Details of project land held by the applicant : Plot Nos.(187,188,199 & 200)-E,
Thirugnanasambandar Street,
Madipakkam,
Chennai – 600 091.

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project : CMDA/PP/NHRB/S/0313/2023
dt.19.06.2023
Issued by Chennai Metropolitan Development Authority
: CEBA/WDCN14/00261/2023
dt.18.07.2023
Issued by Greater Chennai Corporation.

For VESTA BUILDERS & PROMOTERS

K. Moorthy
Partner

- (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 over in time payments pending etc : Projects Sundara Kamalalaya at Nanganallur, Chennai – 600 061, Krishna at Puzhuthivakkam, Chennai – 600091, Elegance at Madipakkam, Chennai – 600 091, all the above projects are completed No delay No Cases Pending.
- (vii) Agency to take up external development works : Self Development;
- (viii) Registration fee paid by way of Transfer vide Cheque dated 04.08.2023 drawn on Indian Bank, Taramani Link Road Branch, Chennai – 600042, bearing Cheque No.656204 for an amount of Rs.53,760/- (Rupees Fifty Three Thousand Seven Hundred and Sixty only), calculated as per sub-rule (3) of rule 3;
- (ix) 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;
audited balance sheet of the promoter for the preceding financial year : Enclosed
- (ii) 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 Title Deeds Enclosed

For VESTA BUILDERS & PROMOTERS

K. E. Kumar
Partner

(iii) 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 :

(iv) 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

(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

2. Plan of Development works

- | | |
|---|---|
| a) Water Supply | : Sourced from Borewell |
| b) Sewage Disposal | : Common Sewerage connection provided by CMWSSB |
| c) Solid Waste Disposal | : Solid waste will be collected from apartments and disposed through Corporation Staff. |
| d) Renewable Energy | : This Provision is not required, since this project is not an MSB Category |
| e) Fire Fighting & Emergency Evacuation | : This Provision is not required, since this project is not an MSB Category |
| f) Emergency Evacuation Services | : This Provision is not required, since this project is not an MSB Category |

- (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) proforma 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 Separately
- (xii) The number of open parking areas available in the project : Enclosed
- (xiii) Details of Undivided Shares pertaining to the project : Enclosed
- (xiv) Total Project Cost : 1600 lakhs
- (xv) Total Facilities / Infrastructure / amenities provided in the Layout : Sump, Lift, Rainwater Harvesting
- (xvi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : Nil

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(xvii) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project managements 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
Architects

Structural Engineer

: Mr. S.P.S. INBARAJAN,
Reg.No.SE/GR-I/19/02/009
dt.27.02.2019, Door No.3,
Flat No.G-2, Ramakrishna
Puram III Street,
West Mambalam,
Chennai – 600 033.

Site Engineer
[Contractor]

: Mr.V.RAMRAJ,
Reg.No.CE/2020/12/853,
dt. 14.12.2020,
Plot No.PPII,
Annai Theresa Nagar
2nd Street, Puzhuthivakkam,
Chennai -600 042.

For VESTA BUILDERS & PRO



K.E

Architect

: AR. V. PALANIVELU,
CA.NO.: CA/97/22319-
R.V.No: F1330,
Reg.No.RA/Gr.I/19/03/068
No.65, 12 th Avenue,
Ashok Nagar,
Chennai – 600 083.

Geo Tech Engineer

: Dr.S.CHOCKALINGAM,
Reg.No.GTE/19/03/006,
dt. 04.03.2019,
T.J.Engineers,
Anna Nagar 1st Street,
Velachery,
Chennai – 600 042

(xviii) a declaration in FORM 'B'.

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

Dated:22.08.2023

Place: Chennai

For VESTA BUILDERS & PROMOTERS



K. Chinnai

Partner

Yours Sincerely,