



APPLICATION FOR REGISTRATION OF PROJECT

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,

Sub: Form A (Sec Rule 3(2))



I/We hereby apply for the grant of registration of my/our project to be set up at **Mother's Village, Nesavalar Colony Road, Before Ondipudur Flyover, Singanallur, Coimbatore, Coimbatore District. Tamilnadu 641 005.**

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.Mount Kailash Properties ✓
ii	Address	Mother's Village, Nesavalar Colony Road, Before Ondipudur Flyover, Singanallur, Coimbatore. Email.mvws.cbe@gmail.com Mobile No.9894853048 ✓ - 644 005

Mother's Village

Nesavalar Colony Road, (Before Ondipudur Flyover)

Singanallur, Coimbatore - 641 005.

Website , mothersvillage.in

iii	Copy of registration Certificate	1023/2011 Registered under partnership Act.2008. (Enclosed as Annexure - 1)
iv	Main objects	To acquire, buy, purchase, develop, renovate, improve, Maintain, exchange or otherwise own property, estate, lands, accommodation or other immovable properties and to enter into contracts and agreements of all types of lands with or without buildings and to purchase, sell, deal in land, estates, houses or otherwise and to act as promoters and developers of land, estates, property, residential housing schemes, shopping centers and to deal with and improve such properties either as owner or as agents and to join with any other person(s), partnership firm or LLP or company in carrying the above business.
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	Mr.S.Shunmuham Smt.S.Parvathavarthini Mothers Garden, Visalachi Colony, Gokulam Colony, Kovaipudur, Coimbatore. 641042.
vi	PAN No.	ABIFM1784A

- (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 - **State Bank of India, SME Branch, Coimbatore A/c.No. . 40588169742.**
- (iv) Details of project land held by the applicant - **Project at Ward No.36, Block No.40, TS.No. 1/12, 5/2,6,7/1,7/2, 9/1 & 9/9, S.F.No. 537/2, 538, 539/1,2, 541/1,4 & 544/10, Coimbatore District, Corporation South Zone, Nesavalar Colony Road, Singanallur, Coimbatore 641 005.**

- (v) Details of Approval obtained from Various Competent Authorities for commencing the Project -
1. DTCP Approval No.6288/2022/DCP3 dt.20.5.2022
 2. Local Planning Authority Approval No.1258/2022 dt.29.07.2022
 3. Building plan approval no. 162/BC/2022/02/057/03943 dt.24.11.2022.
- (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 – Block A & B started on 23.06.2021 and expected finish on or before 31.03.2023 RERA Registration No.TN/11/Building/0177/2021 dated 28.06.2021;
- (vii) Agency to take up external development works Coimbatore Municipal Corporation Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (viii) Registration fee by way of a demand draft UTR.No.SBIN122332196082 dated 28.11.2022 drawn on SBI bank, SME Branch, Coimbatore for an amount of Rs.1,31,816/- (Rupees One lakhs thirty one thousand eight hundred and sixteen 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:-	
1	authenticated copy of the PAN card of the promoter i.e Mount Kailash Properties	Enclosed – Annexure - 2
2	audited balance sheet of the promoter for the preceding financial year	Income Tax yet to be filed. Once filed it will be submitted.
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	1. Sale deed copy of land owned by M/s. Mount Kailash properties – Annexure – 3 . 1. Sale deed nos.11989/2011,6796/2011 &2785/2017

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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	Enclosed – Annexure – 4
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	Not applicable since the land is owned by M/s.Mount Kailash Properties i.e Promoter itself.
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. DTCP Approval No.6288/2022/DCP3 dt.20.5.2022 Annexure – 52. Local Planning Authority Approval No.1258/2022 dt.29.07.2022 Annexure – 5.13. Building plan approval no. 162/BC/2022/02/057/0 3943 dt.24.11.2022. Annexure – 5.2
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.Santioned Plan by Coimbatore Municipal Corporation (Referred in Annexure 6.22. Layout Plan- as per DTCP (Referred in Annexure 6.3. Specification of the proposed project is enclosed as Annexure – 6.1.

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 as Annexure – 7
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 as Annexure – 8
9	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottee	1. Proforma of Allotment Annexure – 9 2. Proforma of Sale Agreement Annexure – 10 3. Conveyance deed Enclosed as Annexure – 11
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 – Annexure - 12
11	the number and areas of covered parking available in the project	70 Nos Covered Parking Area – 832.4 Sqm Enclosed – Annexure - 13
12	the number of open parking areas available in the project	NA
13	Details of Undivided Shares pertaining to the project	Details enclosed in Annexure - 14

(11) (15)


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 – Annexure – 15 with respective certificates.
16	A declaration in FORM 'B'	Enclosed Annexure – 16

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

Dated: 28.11.2022
Place: Coimbatore



Yours faithfully,
For Mount Kailash Properties


Partner

Signature and seal of the applicant(s)