

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF LAYOUT PROJECT

To

The Real Estate Regulatory Authority  
Chennai.

2526



Sir,

We hereby apply for the grant of registration of our project to be set up at S.No: 40/1A5B, Vignarajapuram Extension, Vengaivasal Village, Tambaram Taluk, Chengalpattu District, Tamilnadu State, Chennai – 600 073.

1. The requisite particulars are as under:-

(i) Status of the applicant : Partnership Firm

(a) Name : KALPATARU CONSTRUCTIONS

(b) Address : No.7/493, Velachery Main Road, First floor, Medavakkam, Chennai- 600 100.

(c) Copy of registration certificate: GST Certificate & Partnership deed.

(d) Main objects: PROMOTING, DEVELOPING LAYOUT & CONSTRUCTIONS

(e) Name : **Partner 1.** Sunil Kumar Lalwani , Residing at No.7/493, Velachery Main Road, First Floor, Medavakkam, Chennai- 600100. Tel.no: 9884066366. mail: [kalpataruconstructions@hotmail.com](mailto:kalpataruconstructions@hotmail.com)



NAME: Mr. SUNIL KUMAR LALWANI  
DESIGNATION: PARTNER

**Partner 2.** Sweety Lalwani , Residing at No.7/493, Velachery Main Road, First Floor, Medavakkam, Chennai- 600100. Tel.no: 9884166366 mail: [kalpataruconstructionschn@gmail.com](mailto:kalpataruconstructionschn@gmail.com)



NAME: Mrs. SWEETY LALWANI  
DESIGNATION: PARTNER

(ii) PAN No: AAQFK9802N



(iii) 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:

Name of Bank: HDFC BANK, A/c No. **50200049475820** IFSC Code: HDFC0001073

Address of Bank: 1086 PH ROAD, YWCA CAMPUS, GROUND FLOOR, VEPERY, CH – 600007.

(iv) Details of project land held by the applicant: PLOTTABLE AREA : 1491 Sq.M

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project\_ : 1. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY (CMDA)  
2. ST.THOMAS MOUNT PANCHAYAT UNION, CHITLAPAKKAM,  
3. VENGAIVASAL LOCAL BODY PANCHAYAT.

(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.:

“KALPATARU ROYALE” (Under Construction - Residential Apartment – TNRERA Project)  
TNRERA No. TN/01/Building/0064/2019 Dated 22.04.2019

“GURUGANESH NAGAR PHASE – II” (Layout – TNRERA Project)  
TNRERA No. TN/01/Layout/0140/2019 Dated 25.09.2019

(vii) Agency to take up external development works: SELF DEVELOPMENT.

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- (viii) Registration fee by way of a demand draft dated: 08.06.2020 drawn on HDFC Bank, Vepery Branch, bearing no. 017193 for an amount of Rs.7500/- 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: **Enclosed**
- (ii) **audited balance sheet of the promoter for the preceding financial year: This is just first year. So, not yet audited – CA Certificate is 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 tile, if such land is owned by another person; **Sale Deed, Patta & Adangal - 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; **Not Applicable**
- (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; **General Power of Attorney Copy is 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; **Not Applicable**
- (vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole projects 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 – **Not Applicable.**

(7)

(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**

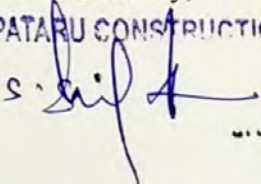
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Not Applicable**
- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; - **Not Applicable**
- (xi) the number and areas of covered parking available in the project; - **Not Applicable**
- (xii) the number of open parking areas available in the project; - **Not Applicable**
- (xiii) Details of Undivided Shares pertaining to the project; - **Not Applicable**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, If any, for the proposed project: **Not Applicable**
- (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, of any associated with the development of the proposed project; - **Not Applicable**
- (xvi) a declaration in FORM 'B' – **Enclosed.**

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

Dated: 10.06.2020

Place: Chennai

Yours faithfully,  
FOR KALPATARU CONSTRUCTIONS

  
S. Sripada