

FORM 'A'

[ See rule (2) ]

PH- 9962110860

## APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority  
No 1A, 1 St Floor,  
Gandhi Irwin Bridge Road,  
Egmore,  
Chennai – 600 008



Sir,

We hereby apply for the grant of registration of our project to be set up at **Ambattur Taluk Thiruvallur District Tamil Nadu State**.

1. The requisite particulars are as under :

(i) **Status of Applicant** : LLP

(ii) **A) In case of LLP**

(a) **Name** : BONEGA PROPERTIES LLP

(b) **Address** : Ram Lakhan Chamber, 19 & 20 General Muthiah Street,  
Office no 303, 3<sup>rd</sup> Floor, Sowcarpet, Chennai – 600 079

(c) **Copy of Registration Certificate** : Certificate of Incorporation ( LLP  
Number ABA - 0425) is been attached -

**(d) Main Objects**

1. To purchase for resale and to trade in land and house and other immoveable property of any tenure and any interest therein, and to create, sell and deal in freehold and leasehold ground rents, and to deal in trade by way of sale, or otherwise with land and house property and any other immovable property whether real or personal
2. To purchase, sell and otherwise to carry on the business such as builders, contractors, engineers, Estate agents and decorators.
3. To construct, execute, carryout, equip, support maintain, operate, improve, work, develop, administer, manage, control and superintend within or outside the country anywhere in the world all kinds of works, public or otherwise, malls, buildings, houses and other constructions or conveniences of all kinds, which expression in this memorandum includes roads, railways, and tramways, docks, harbours, Piers, wharves, canals, serial runways and hangers, airports, reservoirs, embankments, irritations, reclamation, improvements, sewage, sanitary, water, gas, electronic light, power supply works, and hotels, cold storages, warehouses, cinema houses, markets, public and other buildings and all other works and conveniences of public or private utility, to apply for purchase or otherwise acquire any contracts, decrease, concessions, for or in relation to the construction, execution, carrying out equipment, improvement, administration, or control of all such works and conveniences as aforesaid and to undertake, execute, carry out, dispose of or otherwise turn to account the same.

**(e) Name, Photograph and address of Directors**

- (i) **BONEGA PROPERTIES LLP** represented by its Designated Partner

**Name** - Vikram Kumar Bagmar

**PAN** - AAFP8939E

**Aadhar Number** -

**MOB** - 9841090292

**Email** - bagmarvikram@gmail.com

**Registered office Address** - Ram Lakhan Chamber, 19 & 20 General Muthiah Street, 3<sup>rd</sup> Floor, Office No 303, Sowcarpet Chennai - 600 079, Tamil Nadu.



**VIKRAM KUMAR BAGMAR**

- (ii) **BONEGA PROPERTIES LLP** represented by its Designated Partner

**Name** - Naman Bagmar

**Aadhar Number** -

**PAN No** - AHSPB1432A

**Mob** - 9962110860

**Email** - gauravbagmar25@gmail.com

**Registered office Address** - Ram Lakhan Chamber, 19 & 20 General Muthiah Street, 3<sup>rd</sup> Floor, Office No 303, Sowcarpet Chennai - 600 079, Tamil Nadu.



**NAMAN BAGMAR**



**(ii) In case of Firm**

**(a) Name :** KAAVIYA ENTERPRISES

**(b) Address :** Plot No. 13 & 14, Royal city agarkaram street,  
Ponniyaman nagar, Ayanambakkam, Chennai,  
Ayanambakkam, Poonamalle Taluk, Tiruvallur  
District, Tamil Nadu - 600 095.

**(c) Copy of Registration Certificate :** FORM - Registration of  
Firms - FR/Chennai North/113/2021.

**(d) Main Objects**

1. Construction, erection, Commissioning, installation, Completion, fitting out, repair, Maintenance, renovation or alteration, Pure labor Contract, Composite supply of work contract, Civil structure, plumbing, carpentering for single residential unit otherwise than as a part of residential complex, single dwelling or multi dwelling or multi-storied residential buildings, other residential buildings such as old age homes, homeless shelters, hostels, industrial buildings such as buildings used for production activities, workshops, storage building and other similar industrial building, commercial buildings such as office buildings, exhibition & marriage halls, malls, hotels, restaurants, airports, rail or road terminals, parking, garages, petrol and service stations, theatres and other similar buildings, other non-residential buildings such as educational institutions, hospitals, clinics including veterinary clinics, religious establishments, courts, prisons, museums and other similar buildings, highways, streets, roads, railways and airfield runways, bridges and tunnels, harbours, waterways, dams, water mains and lines, irrigation and other waterworks, long-distance underground/overland/submarine pipelines, communication and electric power lines (cable); pumping stations and related works; transformer stations and related works mines and industrial plants, power plants and its related infrastructure, outdoor sport and recreation facilities, other

civil engineering works and construction or enhancement under the Housing for All (Urban) Mission or Pradhan Mantri Awas yojana and to carry out the business of state government, Central government entity projects and agreed to carry on the following business.

2. To carry in the business of purchaser, seller, builders, contractor, architects, engineer, estate agents decorators and surveyors in purchase of any land, plot(s) of land or moveable and immoveable property or any right or interest therein including industrial, commercial, residential, or farm lands, plots, buildings, houses apartments, flats, or areas within or outside the limits of Municipal Corporation or other local bodies, anywhere within the Domain of India, to divide the same into suitable plots and to rent or sell the plots for building/ constructing residential houses, bungalows, business premises, and colonies and rent or sell the same and realize cost in lump sum or easy instalments or by hire purchase system and to develop and construct thereon residential, commercial complex or complex(es) either singly or jointly or in partnership with any person(s) or Body corporate or partnership Firm, comprising offices for sale or self use or for earning rental income thereon by letting out individual units comprised in such building (s) either singly or jointly with builders, contractor, architects, engineer, estate agents decorators and surveyors or body Corporate or partnership firm, government, companies, firms, associates, authorities bodies, trust, agencies, societies or with any person(s) engaged in or in connection with either directly or indirectly and whether wholly or in part.



**(e) Name, Photograph and address of Directors****(i) KAAVIYA ENTERPRISES represented by its Partner****Name - S. PREMKUMAR****Aadhar Number -****PAN No - ALUPP4644C****Mob – 9841296632****Email – prem\_kumar8886@gmail.com****Registered Address - No.11/27 Perumal Koil Street  
Rajanguppam, Ayanambakkam  
Thiruvallur - 600 077.****S. PREMKUMAR****(ii) KAAVIYA ENTERPRISES represented by its Partner****Name - K. VIGNESH****Aadhar Number -****PAN No - BJFPV4026C****Mob – 9751333555****Email – vignesh261996@gmail.com****Registered Address - No.13/33b K K Street Natham,  
Chengalpattu Chennai -603002****K. VIGNESH**

i) Pan Number - **AAYFB9396G** (BONEGA PROPERTIES LLP) &  
**AATFK5284D** (KAAVIYA ENTERPRISES)

(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

- **Name of Bank** :The Kaur Vysya Bank, Chennai Main Branch
- **Address of Bank** :P.B No 1980, No 46 Armenien Street, Chennai – 600 001
- **Account Number** :
  - **RERA Account**
    - **Name of Account** – BONEGA PROPERTIES LLP
    - **Account Number** – 1153 135 0000 20701
    - **IFSC** – KVBL0001153
    - **Name and Branch** – The Karur Vysya Bank, Chennai main Branch

(v) Details of project land held by the applicant

**Project Name** - ROYAL AVALON

**Project Discription** –Residential Plots of 16 Units

**Category** - Residential Plots

**Project Status** –Ongoing

**Project Commencement Date** – 30.12.2021

**Project End Date** – 30.05.2022

**Plot Extent** - 4073.90 SQ.M

**Project Address** - Survey No. 431/2A, T.S No: 4/1, Ayanambakkam Road, Block No.10 of Athipet, Chennai - 600 058.

Layout of House sites consisting of 16 plots ( Excluding Public Purpose I & II ), land measuring Acres in Survey .No 431/2A, T.S No: 4/1 of Athipet Village , Ambattur Taluk, Ward No:086 , Zone -VII of Greater Chennai Corporation.

**i) Details of Approval Obtained from Various Competent Authorities for commencing the project**

(a) Approved by Greater Chennai Corporation vide Planning Permit No. **SD/WDCN07/00448/2021** dated **27.12.2021** Approved layout no. **LA/WDCN07/00027/2021** of Athipet Village , Ambattur Taluk, Ward No:086 , Zone -VII of Greater Chennai Corporation.

(vii) 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 project, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

No projects has been launched earlier this is our first project.

(viii) Agency to take up external development project works :

All Roads have been formed and gifted to **THE GREATER CHENNAI CORPORATION** by gift deed No. **5367/2021** dated: **29-09-2021** & **6799/2021** dated: **06.12.2021** executed before the SRO Konnur. The Greater Chennai Corporation is expected to complete the development works in future. The Roads will be laid through self development.

(ix) Registration fee by way of demand draft dated **24.01.2022** drawn on **TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)** bearing no **007249** for an amount of **Rs.20,370/-** (In Words Twenty Thousand Three Hundred Seventy Only) calculated as per sub-rule (3) of rule 3 :

(x) There is no other information pending to be furnished.



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 –

**Sale Deed - 12585/2020,**

**Sale Power GPOA - 275/2022 (Plot No 1 to 15)**

**Town Survey Register - RPT 10797/13**

- (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 –

**There are NO ENCUMBRANCES on the proposed property.**

- (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; -

**NOT APPLICABLE**

- A. an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority 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 project as sanctioned by the competent authority -

**The Project is for Layout development for which permissions from CMDA and The Greater Chennai Corporation have been obtained. please refer copies enclosed along with point No.1(vi)**

- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including

**Black Top Roads, Security, Ready for construction, Compound wall for Proposed Project, Drinking Water facilities, Avenue Trees, Demarked Plots.**

- (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;

**Latitude – 13.08653**

**Longitude – 80.14742**

**Google map Screen shot is also attached for your reference.**

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees -

**The promoter is engaged in selling plots in approved layout through direct sale document and not through agreement of sale**

- (x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any

**NOT APPLICABLE**

- (xi) the number and areas of garage for sale in the project :

**NOT APPLICABLE**

- (xii) the number of open parking areas available in the real estate project

**NOT APPLICABLE**

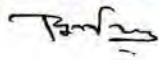
- (xiii) the names and addresses of his real estate agents, if any, for the proposed project

**NOT APPLICABLE**



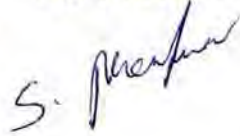
- (xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project : **NOT APPLICABLE**
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project: **NOT APPLICABLE**
- (xvi) a declaration in FORM 'B' :**Enclosed**
- (i) We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

For **BONEGA PROPERTIES LLP**



Designated Partner

For **KAAVIYA ENTERPRISES**



Partner

Dated: 24.01.2022

Place: Chennai

yours faithfully,