

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

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority  
1st Floor, CMDA Tower-II,  
Door No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600008

Sir,

I/We hereby apply for the grant of registration of our project **CASAGRANU UPTOWN COMMUNITY HALL** to be set up at Survey Numbers: 297/4(P), 298/1(P), 296/6(P), 298/7, 298/8(P), 297/7(P) in DTCP approved layout No. 11/2016, in Nayapakkam Village, Pudhuvaluvar Panchayat, Kadambathur Panchayat Union, Kadambathur, Thiruvallur Taluk, Tamilnadu.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : **M/s CASA GRANDE REALTORS LLP**

(b) Address: 5TH FLOOR, NPL DEVI, NEW NO -111, L.B.ROAD, THIRUVANMIYUR, Chennai TN 600041 IN

(c) Copy of registration certificate : AAD-2988

(d) Main objects : Enclosed

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(iii) PAN No. AAKFC3269M;

(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 in **Bank of Baroda**;

(v) Details of project land held by the applicant 998.68 Sq.Mt;

(vii) Details of Approval obtained from Various Competent Authorities for commencing the Project **DTCP Approval No. 1675/2017 DATED: 21.08.2018**;

(viii) 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,

For **CASA GRANDE REALTORS LLP**

  
Authorised Signatories.

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.

- **Enclosed;**

- (ix) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee by way of RTGS draft dated 18/09/2018 & 10.10.2018 through on NET BANK LTD bearing no. **N261180634775327 & N283180653310335** for an amount of **Rs.15,000.00/- & Rs.5,000/-** calculated as per sub-rule (3) of rule 3;
- (x) 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; **Enclose**
- (ii) audited balance sheet of the promoter for the preceding financial year; **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 title, if such land is owned by another person; **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; **Enclosed**
- (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; **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;
- (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

For CASA GRANDE REALTORS LLP

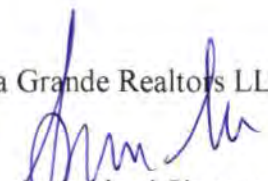


Authorised Signatories.

facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; **Enclosed**

- (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;
  - (xi) the number and areas of covered parking available in the project;
  - (xii) the number of open parking areas available in the project;
  - (xiii) Details of Undivided Shares pertaining to the project;
  - (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
  - (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;
  - (xvi) a declaration in FORM 'B'. **Enclosed**
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.  
Dated: Chennai  
Place: 11/10/2018

For Casa Grande Realtors LLP

  
Authorized Signatory

NPL DEVI, New # 111, Old # 59, L.B. Road,  
Thiravanmiyur, Chennai - 600 041.  
Ph : 044 - 32012721 / 2 / 3 / 4 / 5  
Fax : 431 50 512  
Web : www.casagrande.in

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1. Previous Project Details (Last 5 Years only)

Project Name*	Casagrand Uptown I	Project Description (Max 500 Characters)	Uptown I, 326 plots at Nayapakkam, Thiruvallur. Just 15 minutes from Ponnammalle junction. Casagrand Uptown I is conveniently located some most of the best schools, colleges and hospitals in the locality. Spread over 21.56 acres.
Current Status	Handed Over	State	Tamilnadu
Category of Building	Plots	District*	Thiruvallur
Is there any Case Pending	NIL	Pincode	602025
Address	CASAGRANDE UPTOWN I, Nayapakkam Village, Puthuvallur Panchayat, Thiruvallur District		



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 Thiruvanniyur, Chennai - 600 041.  
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 Web : www.casagrande.in

## 2. Previous Project Details (Last 5 Years only)

Project Name*	<b>Casagrand Uptown II</b>	Project Description (Max 500 Characters)	Uptown I, 145 plots at Nayapakkam, Thiruvallur. Just 15 minutes from Ponnammalle junction. Casagrand Uptown II is conveniently located some most of the best schools, colleges and hospitals in the locality. Spread over 8.63 acres.
Current Status	On going	State	Tamilnadu
Category of Building	Plots	District*	Thiruvallur
Is there any Case Pending	NIL	Pincode	602025
Address	<b>CASAGRANDE Uptown II</b> II Nayapakkam Village, Puthuvallur Panchayat, Thiruvallur District.		

## Project Consultant Details

### Project Architects

Architect Name	<b>Mr. S. Muralidharan</b>	E Mail ID	<b>srishtidesigners@outlook.com</b>
MCA No.	CA/2003/31585	Address Line 2	
Contact No.		District	CHENNAI
Address Line 1	53A/3, Amaravathu Nagar 3 <sup>rd</sup> East cross street, Arumbakkam	Year of Establishment	APRIL, 2003
State	Tamilnadu	District	CHENNAI
Pin Code	600 106		
Key Projects Completed	Casagrand Bloom		

### Project Contractors

Contractor Name	<b>CASA GRANDE CIVIL ENGINEERING Pvt Ltd</b>	E Mail ID	---
Registered in any Govt Dept	GST – 33AAIFC60397L1Z3	Address Line 2	NPL DEVI No.111, Old No.59, NPL Devi, LB Road, Thiruvanmiyur
Address Line 1	NPL DEVI No.111, Old No.59, NPL Devi, LB Road, Thiruvanmiyur	District	CHENNAI
State	TAMIL NADU	Year of Establishment	2013
Pin Code	600 041		
Key Projects Completed	Nil		

# Project Consultant Details

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## Structural Engineers

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Engineer Name	<b>Mr. J. Suresh</b>	E Mail ID	<b>Universalconsultantschennai@gmail.com</b>
	Class I Corporation L.S Number 1759	Address Line 2	
Mobile No.	9941119416	District	Chennai
Address Line 1	47, 1 <sup>st</sup> Main road, CLRI Nagar, Neelangarai, Chennai	Year of Establishment	2008
State	Tamilnadu	District	Chennai
Pin Code	6000115		
Key Projects Completed			