

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To 2846

The Real Estate Regulatory Authority  
No. 1A, 1<sup>st</sup> Floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai-600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

SF No. 298/1B2 at Vellakinar Village, Coimbatore North Taluk  
Coimbatore District, Tamil Nadu State (Named as Sowparnika  
Spandan).

1. The requisite particulars are as under:-
  - (i) Status of the applicant - company
  - (ii) In case of individual -NA
    - (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 -

- (a) Name : SOWPARNIKA PROJECTS AND  
INFRASTRUCTURE PRIVATE LIMITED.
- (b) Address : NO. 750, C BLOCK, 1<sup>ST</sup> MAIN ROAD, AECS  
LAYOUT, KUNDALAHALLI, BANGALORE,  
KARNATAKA-560037.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

  
Director

- (c) Branch Address : No. 5030, First Floor, Sreevasta Centre, G N Mills Post, Mettupalayam Road, Coimbotre-641029, Tamil Nadu.
- (d) Copy of registration certificate : Enclosure No. 1
- (e) Main objects : As per the MOA & AOA Enclosed in Enclosure No. 2.
- (f) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name : Mr. S. SREENIVASAN  
Designation: Authorised Director  
Photograph :



Address : NO. 750, C BLOCK, 1<sup>ST</sup> MAIN ROAD, AECS LAYOUT, KUNDALAHALLI, BANGALORE, KARNATAKA-560037.

Contact Number : 08042433000, 9880923750 (Mobile)

- (iii) PAN No. **AAKCS9641L**;
- (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 Project is yet to be launched, RERA Account No. 57500000375020, HDFC Bank Ltd., Golden Tower, Airport Road, Kodihalli, Bangalore-560017;
- (v) Details of project land held by the applicant 1.683 Acres;
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;
- a. Scheme of approval order dated 10.12.2018 bearing No. 11068/2017
- b. Approval building plan and licence BL No.0312/2019/MH3/N.
- c. Approved building plan proceedings vide licence No. 324
- (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 projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc- **NA**;

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

  
Director



(viii) Agency to take up external development works-**Self Development;**

(ix) Registration fee by way of Transfer (NEFT) bearing No. AXISP00055491583 dated for an amount of Rs. 2,72,606/- 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;- Enclosure No.3

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;-Enclosure No. 4

(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;- Enclosure No. 5

(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;- Enclosure No. 6

(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;- NA

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;- Enclosure No. 7

(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;- Enclosure No. 8

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

  
Director

- (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;- Enclosure No. 9
  - (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;-Enclosure No. 10
  - (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;- Enclosure No. 11
  - (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;- Enclosure No. 12
  - (xi) the number and areas of covered and open parking available in the project;- Enclosure No. 13
  - (xii) Details of Undivided Shares pertaining to the project;- Enclosure No. 12
  - (xiii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;- NA
  - (xiv) 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;- NA All developments are by in house team.
  - (xvi) a declaration in FORM „B“- Enclosure No. 14
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

  
Director



Dated: 06.06.2019

Place: Chennai

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For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

  
Director  
Yours faithfully,

Signature and seal of the applicant(s)

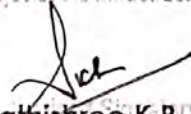
**TO WHOMSOEVER IT MAY CONCERN**

The following is the list of Directors of M/s. Sowparnika Projects and Infrastructure Private Limited as on 03<sup>rd</sup> June, 2019.

Sl. No.	DIN	Name	Designation	Date of Appointment
01.	02389270	Mr. Ramji Subramaniam	Managing Director	13/04/2013
02.	02389246	Mrs. Meenakshi Ramji	Director	19/06/2007
03.	02419898	Mr. Subramaniam Sreenivasan	Director	01/01/2010

**FOR SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED**

For Sowparnika Projects And Infrastructure Private Limited

  
Ms. Swathishree K R  
Company Secretary

1. Mr. RAMJI SUBRAMANIAM  
Mob: 98450 05475  
Mail: ramji@sowparnika.com



2. Mrs. MEENAKSHI RAMJI  
Mob: 98861 05475  
Mail: meenakshi@sowparnika.com



3. Mr. SUBRAMANIAM SREENIVASAN  
Mob: 98809 23750  
Mail: sreenivasan@sowparnika.com



Registered & Corporate Office:  
Sowparnika Projects & Infrastructure Pvt. Ltd.  
No. 750, 1st Main Road, C-Block, AECS Layout, Kundalahalli, Bangalore - 560 037, INDIA

CIN : U4520KA2007PTC0443166  
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BANGALORE | MYSORE | COIMBATORE | TRIVANDRUM | COCHIN | GURUVAYOOR | KOTTAYAM | THRISSUR | CALICUT