

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Tamil Nadu,
Chennai – 600 008

5015



Sir,

We hereby apply for the grant of registration of our project KUNDAPURAM THAMARAI to be set up at Kuthambakkam Village, Poonamallee Taluk Thiruvallur District, Tamil Nadu State.

1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; COMPANY
- (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -
- Name SHANBAGAM ESTATE PRIVATE LIMITED
 - Address Swathi sahana Apt B4, #6/55, K B Dasan Road, Teynampet, Chennai – 600 018
 - Copy of registration certificate: Attached
 - Main objects: Real Estate
 - Name, photograph and address of chairman of the governing body / partners / directors etc. Attached
- (iii) PAN No.: AAKCS4869E
- (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: AXIS BANK, CHENNAI
- (v) Details of project land held by the applicant: 4,217 sqmtr of Plot land.
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project (Copies attached):
- Planning Permit No.12657 dated 29/07/2019 issued by Chennai Metropolitan Development Authority.
 - Building Permit No. PP/SB/C/347/19 dated 31/07/2019 issued by



Poonamalle Taluk and Kutthambakkam Village_Panchayat

(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.: NIL (This is the first venture by the promoter)

(viii) Agency to take up external development works (Local Authority (exact Authority or any agreement to the Authority) / Self Development: SELF-DEVELOPMENT

(ix) Registration fee by way of a demand draft No. dated drawn on Axis Bank, Chennai

Bearing no. for an amount of Rs. /- calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish: NIL

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter; ATTACHED

(ii) **audited balance sheet of the promoter for the preceding financial year; ATTACHED**

(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; ATTACHED

(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; NIL

(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) 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;
ATTACHED.

- (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; SANCTIONED BUILDING PLAN COPY ATTACHED
- (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: This is an Affordable Housing Project constructed with Light Gauge Steel Technology (LGST). A brief note about the same is attached.
- (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; ATTACHED
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Sale and Development Agreement drafts are 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: ATTACHED
- (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; NIL
- (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; ATTACHED
- (xvi) a declaration in FORM 'B'. ATTACHED




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

Dated: 13 SEPT 2019

Place: CHENNAI

Yours faithfully,
Signature and seal of the applicant(s)

For SHANBAGAM ESTATE PVT

 → Authorised Signatory

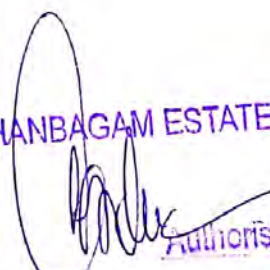


KUNDAPURAM SHANBAGAM





1	Project Development Address	Group Development of 2 Blocks, Block-A having GF+2 Floors Residential Building with 46 Dwelling units, Block-B having GF+1st Floor Shop Building at Plot No.7, 12m wide road, Kuthambakkam, Chennai comprised in S.No.803/1P2 part, 1Q part, 1R part of Kuthambakkam Village within the limit of Poonamallee Panchayat Union
2	Name and address of the Promoter/ Developer/Owner	M/s. Shanbagam Estate Private Limited Flat No.B4, Swathi Sahana Apartments, 3rd Floor, No.6/55, K.B. Dasan Road, Teynampet, Chennai - 600018. E-Mail id: vasu_devan@shanbagam.com Contact number : 98400 44862
3	Site Address	Plot No. 7, 12 mtr road (Kundapuram Main Road), Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District
4	Name and address of Registered Architect	Mr.P.K.Vijayaraghavan Reg.No.RA/Gr.I/19/02/006 Sajith and Vivek Architects LLP, Gandhi Nagar, Adyar, Chennai - 600020.
5	Name and address of Registered Structural Engineer	S.M.Saminathan, SE/GR II/19/04/41, II Theradi street, Pallikaranai, CHENNAI-600100.
6	Name and address of Registered Construction Engineer	S.Muthukrishnan CE/19/07/424 Annai Meera Apartments, Plot No.3, Flat 52, 2nd Floor, Astalakshmi Nagar, 5th Street, Velachery, Chennai.
7	Name and address of registered surveyor of the land	Mr. Bellarmin Vincent, Geodata topomapping and Engineering Surveying, Plot No. 25, Ashok Narain Nagar, Avadi, Chennai - 600 071
8	Name and address of the main contractor for the project	Mr. Bharat Thej, Business Head, Pennar Industries limited, Patancheru, Medak District, Telengana 502319
9	Type of construction permitted as per approved plan	Group Development of 2 Blocks, Block-A having GF+2 Floors Residential Building with 46 Dwelling units, Block-B having GF+1st Floor Shop Building
10	Details of approval	
	a) CMDA Planning Permission No. and Date	Planning Permission No.12657 B/NHRB/174 A to E/2019 dated 29/07/19, Valid up to 28/07/2024
	b) Local Body approval No.	2077/2019/A3 dated 31/01/19, Valid up to 30/07/2024



For SHANBAGAM ESTATE PVT. LTD


 Authorised Signatory

**BOARD OF DIRECTORS AS ON 06.09.2019
SHANBAGAM ESTATE PRIVATE LIMITED**

Name	Din	Address	Photo
Vasu Raj Devan vasu_devan@shanbagam.com	01115565	11,Tivoli Apt,Kasthuri Estate, 1 st Street,Teynampet, Chennai - 600 018	
Latha Devan latha_devan@shanbagam.com	02404268	11,Tivoli Apt,Kasthuri Estate, 1 st Street,Teynampet, Chennai - 600 018	
Charu Sarathy charu_sarathy@shanbagam.com	00140010	30,Srinivasa Apt, 1B,Maharaja Surya Road, Teynampet, Chennai - 600 018	
M.R.Raghavan mraghavan@shanbagam.com	00079480	542,Subhuti Apt, South Avenue Road,Kamaraj Nagar, Thiruvanmiyur, Chennai - 600 041	



For SHANBAGAM ESTATE PVT. LTD

Authorized Signatory

(9)

<p>Anirudh Sarathy anirudh_sarathy@shanbagam.com</p>	<p>07195554</p>	<p>30,Srinivasa Apt, 1B,Maharaja Surya Road, Teynampet, Chennai - 600 018</p>
<p>Vikram Ranganathan vikram_ranganathan@shanbagam.com</p>	<p>07195562</p>	<p>4/15,Sri Krishnapuri Apt, 6th Cross Street,CIT Colony Mylapore,Chennai - 600 004</p>



A handwritten signature in blue ink, appearing to be "Anirudh Sarathy".