

FORM
'A'

Region - USM,
9841412222

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

5151

The Real Estate Regulatory Authority

Tamil Nadu.

Sir,



I/We hereby apply for the grant of registration of my/our project to be set up at Alandur, Alandur Revenue Division and Taluk, and District Chennai State Tamil Nadu.

1) The requisite particulars are as under:-



- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (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 - Sankar Infraprojects Private Limited
- (b) Address - 15, Railway Station Road, Alandur, Chennai – 16.

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

Name	Photograph	Address of Directors
S.Rajendran		No.15, Railway Station Road, Alandur, Chennai-16 Pan No.AMPPR4720F
R.Ganesh		No.15, Railway Station Road, Alandur, Chennai-16 Pan No.AWCPG8142R

(f) Name, Photograph and address of Land Owners

Name	Photograph	Address of Land Owners
Mr. Fakhruddin SK Hakimuddin Dahodwala		No.52B, Pantheon Road, 1st Lane, B3(2) Parsn Towers, Egmore, Chennai-600 008. Pan No.AAAPD5503F 9884219211 aliasgarb@yahoo.com
Mr.Burhan Hakimuddin Dohadwala		No.902, Shivalaya C Block, No.16, Ethiraja Salai, Egmore, Chennai-600 008. Pan no.AABPD0928R 9884219211 aliasgarb@yahoo.com

(iii) Companies PAN No : AATCS2739L

(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 at

ICICI Bank, No.2nd Main Road, Nanganallur, Chennai-61.

(v)

Details of project land held by the applicant

O.S.No.105/A4 Part Old Block no.5. Old T.S.No.9 part ,and as per the latest Town Survey Field Register Extract dated 10.06.2016, bearing No.312/2016. issued by the Special Tahsildar. Alandur presently compressed in Ward-H. Block No.24, T.S.No.3/2 part of Alandur Revenue Division and Taluk, Greater Chennai Corporation Limits, Chennai.

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project

Planning Permit (CMDA)	PP/SB/S/0243/2019
Building Permit (Corporation Of Chennai)	CEBA/WDCN12/00219/2019

- (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.;

Project	Location	Status	Type Of Land
Sankar's YOGI	Puzhuthivakkam	Completed	Residential
Sankar's PIONEER	Alandur	Completed	Residential
Sankar's HEDGE	Alandur	Completed	Residential
Sankar's Yatra-II	Porur	Completed	Residential
Sankar's MUDRA	Porur	Completed	Residential
Sankar's YOGAM	Alandur	Completed	Residential
Sankar's G1	Guindy	Completed	Residential
Sankar's Nakshatra	Porur	Completed	Residential
Sankar's Homestead	Ashok Nagar	Completed	Residential

- (viii) 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 a Neft dated 04.09.2019 drawn on ICICI BANK LIMITED bearing no 000072813323 for an amount of **Rs.57,722** /- calculated as per sub-rule (3) of rule 3:
- (x) Any other information the applicant may like to furnish.
- 2) We enclose the following documents in triplicate, namely:-
- authenticated copy of the PAN card of the promoter;
 - audited balance sheet of the promoter for the preceding financial year;
 - 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;
 - 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;
- 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;
 - vi. 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;
 - vii. 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;
 - viii. 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;
 - ix. 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;

Address of the Project	
Boundaries North By South By East By West By	Property in T.S.No-3/1 Property in S.No.105/A4 part, T.S.No.3 part of Shanthimetals company Railway Line Margo Srteet
Latitude and Longitude of the end points of the project North East Corner North West Corner South East Corner South West Corner	13°00'09.6"N 80°12'30.3"E 13°00'09.7"N 80°12'28.6"E 13°00'08.7"N 80°12'29.8"E 13°00'09.0"N 80°12'28.6"E

- x. proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

- xi. 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;
- xii. the number and areas of covered parking available in the project;
- xiii. the number of open parking areas available in the project;
- xiv. Details of Undivided Shares pertaining to the project;
- xv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- xvi. 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;

Encl. 1

Names	Address	Phone Numbers	Email id	Registration Details
Mr.Palanivelu (Architect)	No.65,12 th Avenue, Ashok nagar, Chennai-83	044 42616299 /044 24742967	diastyle.archite cts@gmail.co m	CA.No:CA/97/ 22319- R.V.No:F1330
Mr.Iyyappan (Construction Engineer)	No:175, Sangeeviran Pettai,Thirumalpur, Arakonam	044-22330615	iyyappankcivil35 @gmail.com	CE/19/03/087
Mr.Vinoth (Structural Engineer)	No.14, Kali Amman Koil, 1st Street, Porur, Chennai-116	9003425349/893 9990399	rvkrstructuralcon sultant@gmail.co m	SE/GR- II/19/03/012
Mr.Manoj Kumar (Geo Technical Engineers)	No.17/10, Vinaygapuram III street, MMDA, Arumpakkam, Chennai-600 106	9994712791/ 9445315710	manojkumarga d@gmail.com	

xvii. a declaration in FORM 'B'.

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

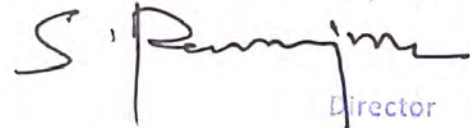
Dated: 03.09.2019

Place: Chennai

Yours faithfully,

Signature and seal of the Builder

For SANKAR INFRAPROJECTS (P) LTD.


Director

Fosuni Hoimuddin
Bhhan H Dohadwala

Land Owners

Specific attention
to the following
with your name
S. Ram



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
 Egmore, Chennai-600 008.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company **SANKAR INFRAPROJECTS PVT LTD** represented by its Director **THIRU S.RAJENDRAN** has enrolled as **Registered Developer (RD)** with Chennai Metropolitan Development Authority (CMDA).

The Company is registered as a Registered Developer and given the Registration No. **RD/19/03/150** on **25.03.2019**. The Company have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18, MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **24.03.2024**.



Att. 25/03/2019
(R.SHIVAKUMAR)

ASSISTANT PLANNER
 CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 CHENNAI - 600 008

For SANKAR INFRAPROJECTS (P) LTD

S. Rajendran
 Director