

APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamilnadu Real Estate Regulatory Authority
No.1-A, CMDA Tower - II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Sir,

I/We hereby apply for the grant of registration of my/our **ADROIT FORTUNE** project to be set up at Nehru Nagar Main Road, Sholinganallur, Chennai - 600097 in Survey number.444/2A&2B, Sholinganallur Village, Sholinganallur Taluk, Kanchipuram District, Tamilnadu state.

1. The requisite particulars are as under:-

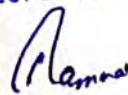
- (i) Status of the applicant, whether individual / **company** / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of firm / societies / trust / **companies** / limited liability partnership / competent authority -
 - (a) Name - M/s Adroit Urban Developers Pvt Limited
 - (b) Address - No.1, Bheemanna Garden Street, Alwarpet, Chennai - 600018.
 - (c) Copy of registration certificate - Attached
 - (d) Main objects – Real Estate Project developers
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc. - Attached
- (iii) PAN No. AAFCA9741A
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained ; HDFC Bank Limited, No.10, Third Cross Street, R A Puram, Chennai – 600 028.

A. D. S.

A. K. P.

R. Q.

For ADROIT URBAN DEVELOPERS PVT. LTD.


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(v) Details of project land held by the applicant ;

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Sl No	Doc. Type	Doc. No. & Date	By	To	Survey No	Village	Extent
1	Sale Deed	2029/55, 27.10.1955	Natesa Naicker	Krishnaveni Ammal	444 Part	Sholinganallur	29 Cents
2	Koorchit	31.10.1964	Between Masilamani and Arumugha Naicker	Masilamani Naicker	444 Part	Sholinganallur	75 Cents
3	Sale Deed	646/74, 09.09.1974	Arumuganaicker	Veerabadra naicker	444 Part	Sholinganallur	31 Cents
4	GPA	61/84, 26.03.1984	Kannappa Naicker K.Masilamani Veerabadra Naicker Krishnaveni Ammal	R.Ananada Kumar	444 Part	Sholinganallur	1.25 Cents
5	Sale Deed	2550/06, 18.04.2006	Ananda Kumar (POA)	A. Devi	444/2A	Sholinganallur	50 Cents
6	Sale Deed	2598/06, 18.04.2006	Ananda Kumar (POA)	R.Ramkumar & R.Arumugakumar	444/2B	Sholinganallur	75 Cents
7	GPA	4714/2017, 05.07.2017	A.Devi	Adroit Urban Developers Pvt Ltd	444/2A	Sholinganallur	50 Cents
8	GPA	4712/2017, 05.07.2017	R.Ramkumar & R.Arumugakumar	Adroit Urban Developers Pvt Ltd	444/2B	Sholinganallur	75 Cents
9	GPA	4713/2017, 05.07.2017	R.Ramkumar & R.Arumugakumar	Adroit Urban Developers Pvt Ltd	444/2B	Sholinganallur	75 Cents

A. Devi

A. R. Ramkumar

R. Q

For ADROIT URBAN DEVELOPERS PVT. LTD.

A. Ramu
AUTHORISED SIGNATORY

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

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Sl. No	Competent Authorities	Letter No/ Permit No	Date	Copy Attached Yes or No	Remarks
1	CMDA	B1/16476/2018/ B/Spl.Bldg/59A to G/2019	05.04.2019	Yes	

(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.

Sl. No	Project Name	Location (Title format as in drawings)	Structure (Spl. MSB No Floor) and units	Total Area (FSI)	Date of Commencement	Status of Project	Remarks
1	Adroit Artistica	Survey No.439/4A1&4A2, Rajiv Gandhi Salai, OMR, Sholinganallur, Chennai – 600119, Sholinganallur village, Kanchipuram District.	Stilt+16,12, 11,10,9 Floors with 124 dwelling units	19245.10 Sqm	25.03.15	Completed	completion certificate obtained
2.	Adroit Aria	No.12, Ramanathan street, Mahalingapuram, Chennai – 600034.	Stilt+3 Floors with 5 dwelling units	616.61 Sqm	18.03.15	Completed	completion certificate obtained
3.	Adroit House of Ambal	No.610, Sundaram Avenue (Khaleeli Avenue), Anna salai, Chennai – 600006.	Stilt+4 Floors with 26 dwelling units	2671.05 Sqm	01.09.17	Completed	completion certificate obtained

A. Sani

(Handwritten signature)

(Handwritten initials)

For ADROIT UREAN DEVELOPERS PVT. LTD.

(Handwritten signature)

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(viii) Agency to take up external development works corporation of Chennai, Sholinganallur Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a demand draft dated 10.05.2019 drawn on Axis bank bearing no. 250581 for an amount of Rs. 189000/- calculated as per sub-rule (3) of rule 3;

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

- (i) Authenticated copy of the PAN card of the promoter;
- (ii) Audited balance sheet of the promoter for the preceding financial year;
- (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
- (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;
- (v) Joint Development Agreement with landowners
- (vi) Authenticated copy of the planning permit and building permit and sanctioned plan from the competent authority in Accordance with the laws applicable for the project
- (vii) The sanctioned plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
- (vi) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities, solid waste management
- (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;
- (ix) Proforma of the allotment letter, agreement for sale, and construction agreement proposed to be signed with the allottees;

A - Devi
 A.R. [Signature]
 R.D. [Signature]

For ADROIT UREAN DEVELOPERS PVT. LTD.

[Signature]

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- (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
- (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 the contractors, architects, structural engineers, site engineer and Geo Technical Engineers
- (xvi) 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 : 13.05.2019

Place : Chennai

Yours faithfully,

Signature of the Land Owners

A. Devi
A. R. S. [Signature]
R. Q.





Signature of the applicant

For ADROIT URBAN DEVELOPERS PVT. LTD.

[Signature]
 AUTHORISED SIGNATORY

ADROIT URBAN DEVELOPERS PVT LTD

LIST OF DIRECTORS

S.NO.	PHOTO	NAME	PRESENT ADDRESS	DIN NO.	PAN NO.
1		Mr. REWATI RAMAN GOENKA	FLAT NO.3A, (GROUND FLOOR), HASTINGS GARDEN, HASTINGS PARK ROAD, KOLKATA - 700 027.	DIN 00375716	AGBPG2254K
2		Mrs. USHA GOENKA	FLAT NO.3A, (GROUND FLOOR), HASTINGS GARDEN, HASTINGS PARK ROAD, KOLKATA - 700 027.	DIN 00375775	ADGPG6343R
3		Mr. GAURAV GOENKA	5, CRESCENT STREET, 2ND FLOOR, ABM AVENUE, BOAT CLUB, CHENNAI - 600 028.	DIN 00375811	ADGPG6342Q
4		Mrs. MAYUKA GOENKA	5, CRESCENT STREET, 2ND FLOOR, ABM AVENUE, BOAT CLUB, CHENNAI - 600 028.	DIN 01769628	AAHPP0036C