

1576  
1/18/19

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



APPLICATION FOR REGISTRATION OF PROJECT

To  
1587  
The Real Estate Regulatory Authority  
1<sup>st</sup> Floor, No.1A, Gandhi Irwin Bridge  
Road, Egmore, Chennai 600 008

Yuvanraj  
99627 00111

CD enclosed  
payment order

Sir,

We hereby apply for the grant of registration of our project to be set up  
at 4/250, Puliambedu Main road, Goparasunallur.  
Poonamallee Taluk Thiruvallur District, Tamilnadu.

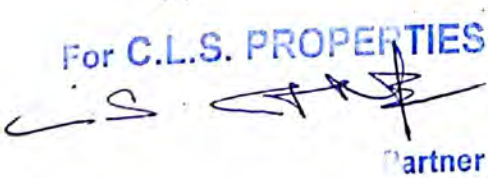
i. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; **Partnership Firm**  
(ii) In case of individual -

- (a) Name : Mr.Rangaraj  
(b) Father's Name : Mr.Sivaraj  
(c) Occupation : Self Employed  
(d) Permanent address : Hexagon flat # 2A , 2ND FLOOR, 1,RAJA STREET, T.NAGAR, CH-17  
E mail :rangaraj.vs@gmail.com  
Phone :9444287232

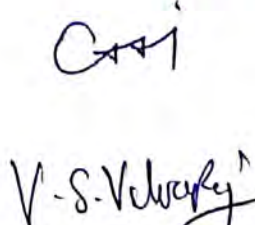
(e) Photograph


For C.L.S. PROPERTIES

  
Partner









- (a) Name : Mr.Villvaraj  
 (b) Father's Name : Mr.Sivaraj  
 (c) Occupation : Self Employed  
 (d) Permanent address : Hexagon flat # 2A , 2ND FLOOR, 1,RAJA STREET, T.NAGAR, CH-17  
 E mail :vilvarajsiva@gmail.com  
 Phone :9841152759

(e) Photograph



- (a) Name : Mr.Logaraj  
 (b) Father's Name : Mr.Sivaraj  
 (c) Occupation : Self Employed  
 (d) Permanent address : Hexagon flat # 2A , 2ND FLOOR, 1,RAJA STREET, T.NAGAR, CH-17  
 E mail :chamundeeswary@gmail.com  
 Phone :9840043465

(e) Photograph



For C.L.S. PROPERTIES

*C.S. [Signature]*

Partner

*[Handwritten signature]*

3

*K. Karthikeyan*

2

*V.S. Velupillai*

- (a) **Name** : Mrs. Kalpana  
 (b) **Father's Name** : Mr.Sivaraj  
 (c) **Occupation** : Self Employed  
 (d) **Permanent address** : #55/4, Bangiyappa Garden, 3rd cross street,  
 Shanthinagar, Bangalore-560027..  
 E mail :kannantbl@gmail.com  
 Phone :8123487011

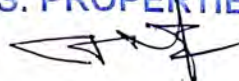
(e) **Photograph**

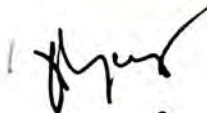
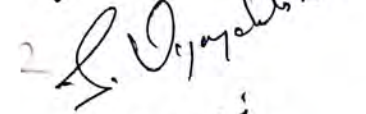
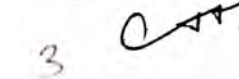
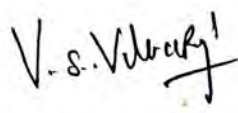



- (a) **Name** : Mrs. Vijaylakshmi  
 (b) **Father's Name** : Mr.Sivaraj  
 (c) **Occupation** : Self Employed  
 (d) **Permanent address** : P.NO. 31, ShanthiNiketan Colony,  
 SevaMandal, East Marredpally,  
 Secunderabad- 500003.  
 E mail :babaandsons@yahoo.com  
 Phone :9951453007

(e) **Photograph**



For **C.L.S. PROPERTIES**  
 C.S.   
 Partner

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 2   
 3   
 4   
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(OR)

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

(a) Name M/s CLS Properties

(b) Address 89, Tirupathi Nagar,  
Valasaravakkam,  
Chennai 87

(c) Copy of registration certificate Included

(d) Main objects

To undertake the carrying on the Business of Civil Construction and Purchase and sale of properties, and to carry on any business that the Partners may so decide from Time to Time

(e) Name, photograph and address of partners

Mr.Santhoshraj C S



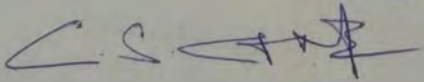
Mr.Santhoshraj C S – Partner

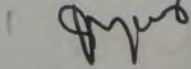
E Mail – [santhosh@clsproperties.in](mailto:santhosh@clsproperties.in)

Phone 9884080900

Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87

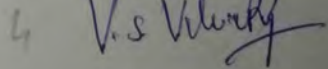
For C.L.S. PROPERTIES :

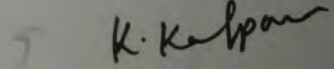
  
Partner

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Mrs. O S Josephine



Mrs.O S Josephine – Partner

E Mail – [contact.clsproperties@gmail.com](mailto:contact.clsproperties@gmail.com)

Phone – 9940655415

Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87

(iii) PAN No. AAGFC5347J ;

(iii) 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 Kotak Mahindra Bank Limited;

(iv) Details of project land held by the applicant No.4/250, Puliambedu Main road, in Survey number 19/4,20/1A1 & 20/1A2 of Goparasanallur Village Poonamallee Taluk, Thiruvallur district. Total extent of 2462.88 Sq. mtr subdivided into 6 subdivision vide CMDA Subdivision approval 38/2018;

Plot No.1 – 458.44 Sq.m

Plot No.2 – 519.94 Sq.m

Plot No.3 – 570.04 Sq.m

Plot No.4 – 451.84 Sq.m

Plot No.5 – 462.62 Sq.m

Plot No.6 – 454.12 Sq.m

Road - 1123 Sq.m

Total - 4040Sq.m

For C.L.S. PROPERTIES

Partner

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(v) Details of Approval obtained from Various Competent Authorities for Commencing the Project

Subdivision approval from CMDA PPD/LD 38/2018;

Plot No.4, Planning Permit No. 68161/1559/18

Land Area Plot No.4 - **451.84 Sq.m**

Floor Area Approved – **603 Sq.m**

Type Residential

Plot No.5, Planning Permit No.67520/1417/18

Land Area Plot No.4 - **462.62 Sq.m**

Floor Area Approved – **589.92Sq.m**

Type Residential

(vi) 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.

1. Nakshatra – Valasaravakkam – 6 Dwelling units Stilt + 2 Completed on Time

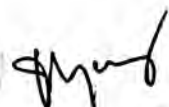
2. Gokulam–Virugambakkam – 4 Dwelling units Stilt + 2 Completed on Time

3. Avni– Virugambakkam – 4 Dwelling units Stilt + 2 Completed on Time

4. Tranquil – T Nagar – 4 Dwelling units Stilt + 2 Completed on Time

No legal dispute pending against us;

(vii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/Self Development; **-SelfDevelopment;**



4 V.S. Velupillay

5 K. Kalpana

For C.L.S. PROPERTIES

  
Partner

(viii) Registration fee by way Account Transfer for an amount of **Rs.14585/- (Rupees Fourteen Thousand Five hundred and Eighty Five Only)** calculated as per sub-rule (3) of rule 3; - Challan enclosed  
**Plot No.4 – Building Registration Fee – Rs.12,060 /- (Rupees Twelve thousand and sixty only)**  
**UTR No.KKBBK190812181067**  
**Calculated at Rs.20 per Sq.m x 603.00 Sq.m**  
**Plot No.5 – Building Registration Fee – Rs.11,792 /- (Rupees Eleven Thousand seven hundred and ninety two only)**  
**UTR No.KKBBK190812181066**  
**Calculated at Rs.20 per Sq.m x 589.92 Sq.m**

(ix) 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;

(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, if such land is owned by another person;

(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) 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;

C.L.S. PROPERTIES

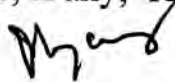
C.S. [Signature]

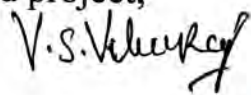
Partner

1 [Signature]  
2 S. D. Jayalalitha  
3 [Signature]  
4 V.S. [Signature]  
5 K. Kalpana


(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;
- (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;
- (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 the conveyance deed proposed to be signed with the allottees;
- (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;


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For **C.L.S. PROPERTIES**  
  
Partner



(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC 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'.

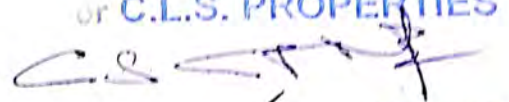
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

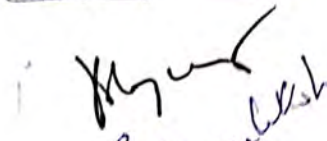
Dated : 25-03-2019

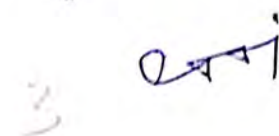
Place : Chennai

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

or **C.L.S. PROPERTIES**



1.   
2. S. V. Jayaraman Partner

3. 

4. V. S. V. V. V. V. V.

5. K. Kalpana

**M/s CLS Properties**

**PAN No. : AAGFC5347J**

**Registered Address : 89, Tirupathi Nagar, Valasaravakkam, Chennai 600087**

**Partners Details**



**Name & Designation :- C.S. Santhosh Raj (Partner )**

**E Mail – [santhosh@clsproperties.in](mailto:santhosh@clsproperties.in)**

**Mobile No. 9884080900**

**Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87**



**Name & Designation :- O S Josephine (Partner)**

**E Mail – [contact.clsproperties@gmail.com](mailto:contact.clsproperties@gmail.com)**

**Mobile No – 9940655415**

**Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87**

**Objectives of the Firm**

To undertake the carrying on the Business of Civil Construction and Purchase and sale of properties, and to carry on any business that the Partners may so decide from Time to Time

Website : [www.clsproperties.in](http://www.clsproperties.in)

E-mail : [marketing.clsproperties@gmail.com](mailto:marketing.clsproperties@gmail.com)

Contact No. : 044-2486 9377, 044 - 4959 6299