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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority,
Thalamuthu Natarajan Maligai, No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Nedungundram Village, Tambaram Taluk, Kancheepuram District, Tamilnadu.

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 individuals –

Landowner	Owner-1	Owner-2	Owner-3
(a) Name	S.Prabakar	Rajeswari Iyer	Umashankar
(b) Father's Name	S.V.Shriramulu	Balasubramanian	Balasubramanian
(c) Occupation	Business	Business	Business,
(d) Permanent address	27V Madley Road, T.Nagar Chennai - 17	33/16, 2 nd Main road, Apartment.No.4A, Raja Annamalaipuram, Chennai – 600 028 Power of attorney S&P Foundation (P) Ltd Director S.V.Shriramulu	Villa No.B6, AMARAANANTA 3/620, East Coast Road, Palavakkam Chennai – 41 Power of attorney S&P Foundation (P) Ltd Director S.V.Shriramulu

(e) Photograph



PAN No.

AHJPP0120C

AAICS0224K

AAICS0224K

DEVELOPER

(i) Status of the applicant :- Company – Developer & POA for Landowners

(ii) In case of Companies :-

(a) Name M/s. S&P Foundation Private Limited
(b) Address CITI TOWER, 4th Floor, Door no 7, 3rd
Cross street, Kasturibai Nagar, Adyar,
Chennai – 600 020

(c) Copy of Registration Certificate:- Enclosed

d) Main Objects :- Real Estate, Property Development,

(e) Name, and S.Prabakar - Managing Director

S.V.Shriramulu - Director

Photograph and
address of
Partners /
Directors

CITI TOWER, 4th Floor, Door no 7, 3rd
Cross street, Kasturibai Nagar, Adyar,
Chennai – 600 020.

(e) Photograph



AHJPP0120C



ABCPS0594A

iii) PAN No.

(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 _____;

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

Sl. No.	Plot No	Individual Plot Survey Nos	Land Owner	POA to S & P	PLANNING PERMIT KATTANKULAT HUR PANCHAYAT UNION	BUILDING PERMIT SPECIAL OFFICER NEDUNGUNDRAM PANCHAYAT	RERA CARPET AREA STATEMENT IN (SQ.M)	PARTIAL LY COVERED CAR PARKING DETAILS
1	88	181/3A2 & 181/3B4	Prabakar	Nil	440/2018	215/2018-2019, Dated 08.12.18	126.04	1
2	89	181/3A2, 181/3B4 & 181/5	Prabakar	Nil	441/2018	219/2018-2019, Dated 11.12.18	126.04	1
3	90	181/3B4 & 181/5	Prabakar	Nil	442/2018	220/2018-2019, Dated 11.12.18	126.04	1
4	91	181/3B4 & 181/5	Prabakar	Nil	438/2018	213/2018-2019, Dated 08.12.18	126.04	1
5	92	181/3B4 & 181/5	Prabakar	Nil	439/2018	214/2018-2019, Dated 08.12.18	126.04	1
6	108	178 & 179/1	Prabakar	Nil	451/2018	229/2018-2019, Dated 11.12.18	127.46	1
7	109	178 & 179/1	Prabakar	Nil	453/2018	231/2018-2019, Dated 11.12.18	127.46	1
8	110	178 & 179/1	Prabakar	Nil	452/2018	230/2018-2019, Dated 11.12.18	127.46	1
9	111	178 & 179/1	Prabakar	Nil	450/2018	228/2018-2019, Dated 11.12.18	127.46	1
10	140	175/2 & 175/3	Pabakar & Umashankar	Umashankar POA S & P	429/2018	217/2018-2019, Dated 11.12.18	126.04	1
11	141	175/2 & 175/3	Prabakar & Umashankar	Umashankar POA S & P	430/2018	218/2018-2019, Dated 11.12.18	126.04	1
12	169	203/2 & 175/1	Prabakar	Nil	428/2018	216/2018-2019, Dated 11.12.18	98.62	1
13	189	175/1, 174/2A2 & 175/5	Prabakar & Rajeswari	Rajeswari Iyer POA- S & P	283/2018	123/18-19 dated 16-8-2018	98.62	1
14	190	175/1 & 175/5	Prabakar & Rajeswari	Rajeswari Iyer POA- S & P	284/2018	122/18-19 dated 16-8-2018	98.62	1
15	191	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	285/2018	117/18-19 dated 16-8-2018	98.62	1
16	192	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	286/2018	118/18-19 dated 16-8-2018	98.62	1
17	193	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	282/2018	128/18-19 dated 16-8-2018	98.62	1

18	194	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	275/2018	134/18-19 dated 16-8-2018	98.62	1
19	195	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	278/2018	127/18-19 dated 16-8-2018	98.62	1
20	196	176/3 & 175/5	Prabakar & Rajeswari	Rajeswari Iyer POA- S & P	277/2018	125/18-19 dated 16-8-2018	98.62	1
21	199	176/3 & 175/5	Prabakar & Rajeswari	Rajeswari Iyer POA- S & P	287/2018	116/18-19 dated 16-8-2018	112.90	1
22	200	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	279/2018	126/18-19 dated 16-8-2018	112.90	1
23	201	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	276/2018	129/18-19 dated 16-8-2018	112.90	1
24	202	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	289/2018	133/18-19 dated 16-8-2018	112.90	1
25	203	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	291/2018	130/18-19 dated 16-8-2018	112.90	1
26	204	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	292/2018	131/18-19 dated 16-8-2018	112.90	1
27	205	175/5	Rajeswari Iyer	Rajeswari Iyer POA- S & P	290/2018	132/18-19 dated 16-8-2018	112.90	1
28	206	174/2A2 & 175/5	Prabakar & Rajeswari	Rajeswari Iyer POA- S & P	273/2018	121/18-19 dated 16-8-2018	112.90	1
29	211	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	151/2018	53/18-19 dated 04-06-2018	111.49	1
30	212	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	152/2018	52/18-19 dated 04-06-2018	111.49	1
31	213	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	153/2018	51/18-19 dated 04-06-2018	111.49	1
32	214	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	160/2018	44/18-19 dated 04-06-2018	111.49	1
33	215	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	161/2018	43/18-19 dated 04-06-2018	111.49	1
34	216	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	162/2018	42/18-19 dated 04-06-2018	111.49	1
35	217	174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	163/2018	41/18-19 dated 04-06-2018	111.49	1
36	220	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	432/2018	207/2018-2019, dated 08.12.18	112.90	1
37	221	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	431/2018	206/2018-2019, Dated 08.12.18	112.90	1
38	222	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	433/2018	208/2018-2019, Dated 08.12.18	112.90	1
39	223	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	434/2018	209/2018-2019, Dated 08.12.18	112.90	1

40	224	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	435/2018	210/2018-2019, Dated 08.12.18	112.90	1
41	225	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	436/2018	211/2018-2019, Dated 08.12.18	112.90	1
42	226	174/1 & 174/2B	Rajeswari Iyer	Rajeswari Iyer POA- S & P	437/2018	212/2018-2019, Dated 08.12.18	112.90	1
43	229	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	447/2018	225/2018-2019, Dated 11.12.18	72.08	1
44	230	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	444/2018	222/2018-2019, Dated 11.12.18	75.52	1
45	231	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	449/2018	227/2018-2019, Dated 11.12.18	78.65	1
46	232	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	448/2018	226/2018-2019, Dated 11.12.18	83.20	1
47	233	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	443/2018	221/2018-2019, Dated 11.12.18	93.34	1
48	234	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	445/2018	223/2018-2019, Dated 11.12.18	112.06	1
49	235	174/1	Rajeswari Iyer	Rajeswari Iyer POA- S & P	446/2018	224/2018-2019, Dated 11.12.18	119.90	1

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

CMDA APPROVAL.NO :- 22/2017

BUILDING PERMITS :- As stated above

(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;

(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 RTGS dated 18-12-2018 drawn on Axis Bank bearing RTGS Ref.No.AXSK183520012768/1393 for an amount of Rs.1,21,000/- (Rupees One Lakh Twenty One Thousand Only) 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;

M/S. S&P Foundation Foundation Pvt Ltd [PAN: AAICS0224K]

(ii) Audited balance sheet of the promoter for the preceding financial year;

Enclosed

(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;

Enclosed

(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;

A Portion of land has been Mortgaged to JM Financial Credit Solutions Limited and obtained Project loan for developing the project (Vide Mortgage deed bearing Doc.No.2677/2017 dated 18th May 2017 on the file of SRO Tambaram) – Mortgage deed - Enclosed

(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;

a) Power of attorney executed by Rajeswari Iyer in favour of S&P Foundation Pvt Ltd bearing POA.Doc.No.5422/2017 dated 6-9-2017 registered on the file of SRO Tambaram.

b) Power of attorney executed by Umashankar in favour of S&P Foundation Pvt Ltd bearing POA.Doc.No. 5862/2018 dated 20-09-2018 registered on the file of SRO Tambaram.

(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;

Enclosed

(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;

Enclosed

(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;

Enclosed

(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;

Enclosed

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

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;

Enclosed

(xi) the number and areas of covered parking available in the project;

Enclosed

(xii) the number of open parking areas available in the project;

Enclosed

(xiii) Details of Undivided Shares pertaining to the project;

NIL

(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;

Enclosed

(xvi) a declaration in FORM 'B'.

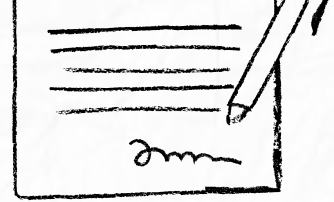
Enclosed

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

Dated: 10-12-2018
Place: Chennai

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





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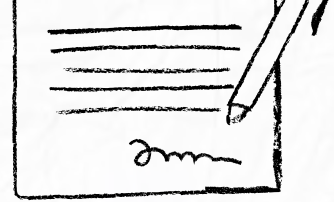
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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