

S. Sugashini
9003797018

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

I hereby apply for registration of my proposed project of **Residential Layout "TROPICUE"** consists of **21 Plots** over an extend of **4278 Sq.m** at SF. No: 335/1A1 in Keeranatham Village, Annur Taluk, Coimbatore District, Tamil Nadu - 641 035.

1.	The requisite particulars are as under:	
(i)	Status of the applicant, whether individual / Company / Proprietorship firm / Societies / Partnership firm / Competent Authority ; Company	
	In Case of individual	
	(a)	Name
	(b)	Father's Name
	(c)	Occupation
	(d)	Communication Address
	(e)	Photograph
	OR	
(ii)	In case of firm / Societies / trust / companies / limited liability partnership / Competent authority – Company	
	(a)	Name
	(b)	Address
	(c)	Copy of Registration Certificate
	M/s. Eshanya constructions Door No. 74, W-Block, Kovai Pudur, Coimbatore, Tamil Nadu - 641 042. Phone: 96559 11777. E mail: vasanthmohan1177@gmail.com Enclosed as Annexure I	

- (d) Main objects Builders & Land Developers
- (e) Name, Address, Photograph of chairman of the governing body / partners / directors etc.

Partner



M.VASANTH

Name

Vasanth Mohan

Address

S/o. Mohan,
No. 45/34-4P,
Sanmugapuram, Naidupuram,
Kodaikanal, Dindigul District,
Tamil Nadu – 624 101
Phone: 93457 66777

(iii) PAN No.

AAGFE3229B (Enclosed as **Annexure II**)

(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

Name of the Bank

Address

Not Applicable

(v) Details of project land held by the applicant

Area of the Site: **4278 Sqm** (1.0539 Acres)

SF. No: 335/1A1 in Keeranatham Village,
Annur Taluk, Coimbatore District, Tamil
Nadu - 641 035.

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

Got plan approval from LPA, Coimbatore on
10.05.2022 (Enclosed as **Annexure III**)

Got plan approval from Keeranatham
Panchayat on 06.06.2022 (Enclosed as
Annexure III)

(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

This is the First Project.

Self-Declaration is enclosed as
Annexure IV

	completion, details of cases pending, details of type of land and payments pending etc. Agency to take up external development works	
(viii)	Local Authority (exact Authority or any agreement to the authority) / Self Development; Registration Fee	Self-Development Calculation sheet of Registration Fee is enclosed as Annexure V
(ix)	Demand Draft or NEFT / RTGS / UPI Payment done from (bank) Dated Bearing Number / UTR Number Amount of Rupees	UPI AXIS BANK 27.07.2022 220265323640 Rs. 15,380/-
(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;	Enclosed as Annexure II
(ii)	Audited balance sheet of the promoter / partners for the preceding financial year	Enclosed as Annexure VI
(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 as Annexure VII
(iv)	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;	Enclosed as Annexure VIII
(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	Not Applicable

	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;	
	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;	Enclosed as Annexure III
(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;	Not Applicable
(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 as Annexure IX
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Not Applicable
(x)	The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open	Not Applicable

	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	Not Applicable
(xii)	The number of open parking areas available in the project	Not Applicable
(xiii)	Details of Undivided Shares pertaining to the project	Not Applicable
(xiv)	The names, addresses, phone numbers, email-ids and registration details of real estate agents, if any, for the proposed project;	Not Applicable
(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;	K. Vignesh Registered Engineer – Grade III, Coimbatore LPA/ RE/GR-III/011/2022 Registration Details of Licensed Surveyor is enclosed as Annexure X
(xvi)	A declaration of FORM "B"	Enclosed as Annexure XI

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

Date: 19.07.2022

Place: Coimbatore

Your's faithfully,

For M/s. Eshanya Constructions

Vasanth Mohan
Partner