

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

APPLICATION FOR REGISTRATION OF PROJECT
850

Seal to be
affixed



To

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

Sir,

We, M/s DECCAN ESTATES LLP., hereby apply for the grant of registration of our project to be set up at Natham Link Road (in Survey No. 113/2B) , Egattoor , Thiruporur Taluk Kancheepuram 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;

LIMITED LIABILITY
PARTNERSHIP FIRM

(ii) In case of individual –

(a) Name)()
(b) Father's Name)()
(c) Occupation)()
(d) Permanent address)()
(e) Photograph)()


Not Applicable

OR

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

(a) Name - DECCAN ESTATE LLP
(b) Address - No. 24 , Dr B N road, T Nagar ,
Chennai-600017
(c) Copy of registration certificate - LLP Id No. : AAF-8020
(Copy enclosed)

For DECCAN ESTATE LLP


Designated Partner

(d) Main objects

To Carry on the business of Builders and contractors for Construction of Commercial Complex, residential flats , hotels, motels, restaurants, lodging houses, amusement parks, roads, buildings, houses, factories, dams, canals, tanks, reservoirs, siphons, bridges, tunnels, culverts, drains, channels, gardens, pleasure gardens, warehouse, cold storage and all sorts of contracts for local, municipal, state, central authorities, Government Departments, railways universities

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

1. Name: Nirmal Anraj Gadhiya

Photo:



E-mail ID:

pradeep.deccan.co.in

9884086871

Address: No. 24 , Dr B N Road,
T. Nagar , Chennai-600 017

2. Name : Mrs. Sushila Devi Gadhiya

Photo:



E-mail ID:

pradeep.deccan.co.in

9884086871

Address: No. 24 , Dr B N Road,
T. Nagar , Chennai-600 017

For DECCAN ESTATE LLP

(Nirmal)

Designated Partner

(iii) PAN No.

: AAMFD1008K
(Copy enclosed)

(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

: Indus Ind Bank Ltd.,
Nariman Point Branch ,
Mumbai
(Copy enclosed)

(v) Details of project land held by the applicant

:All that piece and parcel of the vacant land comprised in new Survey no.113/2B (old survey no.113/2 part) now as per Patta no.513 in No.34 ,Egattur village , now in Tirupporur Taluk , Kancheepuram District measuring **1 acre 15 cents** bounded on the North by Survey nos.130/2,113/3 South by Existing Road East by Survey No.112 West by Survey No. 113/2 part

within the Registration District of Kancheepuram and Sub-Registration District of Thiruporur

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

1. Mamallapuram Development Authority, Mamallapuram
- 2.Special Officer , Muttukadu Panchayat Union
(Copy enclosed)

(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.

Nil

For DECCAN ESTATE LLP

(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 : Carpet Area Statement separately attached herewith

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

(xii) the number of open parking areas available in the project: Stilt Car Parking 80 nos. &
Stilt 2-Wheeler Parking 94 Nos.
**(Contained in
Carpet Area Statement)**

(xiii) Details of Undivided Shares pertaining to the project: Separate UDS for 102 Flats
totaling 4444.38 sq mts **(Contained
in Carpet Area Statement)**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **NONE**

(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; **Nil at present**

(xvi) a declaration in FORM 'B'. (Attached)

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

Dated: 27.11.2018

Place : Chennai

Yours faithfully,

For DECCAN ESTATE LLP



Signature and seal of the applicant(s)
Designated Partner

(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 demand draft dated _____ drawn on
 _____ bearing no. _____ for an amount of Rs. _____/-
 calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish : None at present

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; (Title Deed Doc.No. 10337 of 2016,
 SRO,Thirupporur)

v) Nil Encumbrance

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 : Proceedings of
 Special Officer , Muttukadu Panchayat Union/ Block Development officer (Village
 Panchayat Union) , Thirupporur in NK No. 151/2018/A1 dated 17.10.2018 – Copy attached

(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;

For DECCAN ESTATE LLP



Designated Partner