



APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

I hereby apply for the grant of registration of my project to be set up at S.Nos.260/1B1,260/2A12A2, 260/2B & 260/2C, Ottiyambakkam Main Road, Ottiyambakkam Village, Tambaram Taluk, Chengalpet District.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / : Company
company / proprietorship firm / societies /
partnership firm / competent authority;

(ii) In case of firm:-

- (a) Name : M/s. NEST ZONE
INDIA PVT LTD
- (b) Address : New No.15, Old No.6,
Kamarajar Nagar 4th
Street, Choolaimedu,
Chennai – 600 094.
- (c) Copy of registration certificate : Encl.
- (d) Main objects : Construction &
promotion of flats

For NEST ZONE INDIA PVT LTD


Director

- (e) Name, photograph and address of Managing Director : Mr.M.Shanker Ganesh
New No.15, Old No.6,
Kamarajar Nagar 4th
Street, Choolaimedu,
Chennai – 600 094.
- (iii) PAN No. : AAFCN7419L
- (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 : HDFC BANK
Mahalingapuram Branch,
Chennai.
- (v) Details of project land held by the applicant : S.Nos.260/1B1,
260/2A12A2, 260/2B
& 260/2C
Ottiyambakkam Main Road
Ottiyambakkam Village,
Tambaram Taluk,
Chengalpet District
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : Encl.
- (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. : Encl.
- (viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development; : Self Development

For NEST ZONE (INDIA) PVT LTD


Managing Director

(ix) Registration fee by way of demand draft dated 24.03.2023 drawn on HDFC Bank in favour of **TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)** bearing D.D. No. 010176 for an amount of Rs.2,54,300/- 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, namely:-

- (i) Authenticated copy of the PAN card of the promoter. : Encl.
- (ii) Audited balance sheet of the promoter for the preceding financial year. : Encl.
- (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. : Encl.
- (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. : Encl.
- (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 : Encl.

(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. : Encl.
- (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. : Encl.

For NEST ZONE INDIA (P) LTD



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- (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. : Encl.
 - (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. : Encl.
 - (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : Encl.
 - (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 : Encl.
 - (xi) the number and areas of covered parking available in the Project : Encl.
 - (xii) The number of open parking areas available in the project. : Nil
 - (xiii) Details of Undivided Shares pertaining to the project. : Encl.
 - (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;

Project Head

: Mr.M.Murugan,
CE/19/05/274
No.2, 404, Alangudi Taluk,
Kulanthaivinayar Kottai,
Pudhukottai - 622301
Ph: 9940228278,
Mail ID: Muruganm522@gmail.com

For NEST ZONE INDIA (2) TD



- Structural Engineer : Mr.B.Srinivasan,
S.E/GR-II/19/08/152
No.176/311, Arcot Road,
Kodambakkam,
Chennai – 600 024
Ph: 9445210268
Mail ID:
srinideepan@rediffmail.com
- Architect : Mrs.P.Elankani,
RA/Gr.II/19/05/010
No.400, East Street,
Mukkulam Sathanur
Karuvakurichi, Thiruvarur,
Mannarkudi – 614 018,
Ph: 95001 58393,
Mail ID: architect@nestbuilders.in
- Registered Engineer : Mr.Athi Bahavathi
RE/GR-II/19/03/015
Plot No.1451G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair,
Chennai – 600 037.
Ph: 9840229411,
Mail ID: athisundara@gmail.com
- GEO Technical Engineer : Dr.N.Santhosh Rao
GTE/19/04/019
No. 61C, East Coast Road,
Thiruvanmiyur, Chennai - 41.
Ph: 7904286069
Mail ID: Chennai@nagadi.co.in
- Contractor : Mr.S.Mahendiran,
No.14,225, Trinity Church Road,
Golden George Nagar, Nerkundram,
Thiruvallur – 600 107.
Ph: 9841807060

For NEST ZONE INDIA (P) LTD


Director

(xvi) A declaration in FORM "B". : Encl.

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

Dated: 03.04.2023

Place : Chennai

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

For NEST ZONE INDIA (P) LTD



Manager, Director