

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

APPLICATION FOR REGISTRATION OF PROJECT

From
M/s. Natureresidences Development Private Limited,
The Workvilla 'Kamala Arcade'
No.306, Anna Salai,
Thousand Lights,
Chennai - 600 006.

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority(TNRERA),
1st Floor, No.1A,
Gandhi-Irwin Bridge Road,
Egmore, Chennai-600 008.



Sir,
We hereby apply for the grant of registration of our project Consisting proposed construction of Stilt floor +4 floor Residential building with 147 dwelling units Including Club house and Gym in first floor at Ambattur - Vanagaram Road, Chennai -600 058. comprised in Old S.No.132 (Part) and 139 (Part) T.S.No.15/2-2, 15/-2-2, 15/4-1, Block No.22 of Athipattu Village within the limit of Greater Chennai Corporation.Tamil Nadu.

I. The requisite particulars are as under:-

- (i) Status of the applicant : Private Limited Company.
- (ii) a) Name : M/s. Natureresidences Development Private Limited,
b) Address : The Workvilla 'Kamala Arcade'
No.306, Anna Salai,
Thousand Lights,
Chennai - 600 006.
c) Copy of Registration Certificate. : Enclosed.
d) Main objects : Real Estate Construction and Development.
- e) Name, photograph and :
address of chairman of : 9442009727
the governing body/ : srini@unitem.com
partners/directors etc. :
1.Ritesh Singhal
2.Navin Dhanuka
3.Srinivasan Gopalan
- PAN : AWNPS2730G



For NATURERESIDENCES DEVELOPMENT PVT. LTD.

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(iii) Name and address of the Banker with which account in terms of section 4(2)(1)(D) of the Act will be maintained :

Ac No.10102599707
Branch: KRM Tower, 7th Floor, Harrington Road, Chetpet , Chennai – 600 031.

(iv) Details of the project land held by the applicant :

proposed construction of Stilt floor +4 floor Residential building with 147 dwelling units Including Club house and Gym in first floor at Ambattur – Vanagaram Road, Chennai -600 058. comprised in Old S.No.132 (Part) and 139 (Part) T.S.No.15/2-2, 15/-2-2, 15/4-1, Block No.22 of Athipattu Village within the limit of Greater Chennai Corporation. Tamil Nadu.

(v) Details of Approval obtained from various Competent authorities for commencing the Project :

Planning Permission No. B/Spl-Bldg./342-A to J/2017 Dated:20.12.2017. issued by CMDA,
Building Permission No. CEBA/WDCN07/00070/2018 Dated.05.3.2018 issued by Greater Chennai Corporation.

(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.

we have not launched any project in the past five years and the above project is our first project.

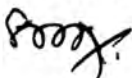
(vii) Agency to take up external development works _____
Local authority (exact authority or any agreement to the Authority)/Self Development :

Self Development.

(viii) Registration fee by way of NEFT dated 03.02.2023 drawn on HDFC Bank bearing UTR No.N034232315078580 for an amount of Rs. 274000/- calculated as per sub-rule(3) of rule3;

(ix) Any other information the applicant may like to furnish:

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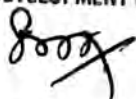
AUTHORISED SIGNATORY

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2. We enclose the following documents in triplicate, namely:-

- i. authenticated copy of the PAN card of the promoter; REF ANNEXURE - 4
- ii. audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; REF ANNEXURE - 10
- 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. REF ANNEXURE - 5
- 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. REF ANNEXURE - 6
- 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. 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 REF ANNEXURE 7
- 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. REF ANNEXURE - 7
- 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. REF ANNEXURE - 22
- 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. REF ANNEXURE - 23
- ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees. REF ANNEXURE - 24
- 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; REF ANNEXURE - 13
- xi. the number and areas of covered parking available in the project - 124 Nos
- xii. the number of open parking areas available in the project - 15 Nos
- xiii. Details of Undivided Shares pertaining to the project. REF ANNEXURE - 13

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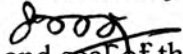
- xiv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project. REF ANNEXURE – 3
- xv. the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, 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. REF ANNEXURE – 25
- xvi. A declaration in FORM “B”. REF ANNEXURE – 8
- xvii. 3. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 06.02.2023

Place : Chennai

For NATURERESIDENCES DEVELOPMENT PVT. LTD.

Yours faithfully,


Signature and seal of the applicant(s)
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