

FORM 'A'

[See rule 3, (2)]

APPLICATION FOR REGISTRATION OF PROJECT

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



Sir,

We hereby apply for the grant of registration of my/our project to be set up at **Still Floor + 3 Floors, Residential building at Plot No: 8, Kannadasan street and Plot No.87, 3rd Cross street, New Balaji Nagar, Old S.No:173/3A & 173/2A, T.S.No. 37 & 35/3, Block No.8, Ward No.I of Selaiyur Village, Tambaram Taluk, Chengalpet District. Tambaram Municipal Corporation.**

1. The requisite particulars are as under:-

(i) Status of the Applicant, whether individual / Company / Partnership firm

(ii) In case Of Individual

(a) Name : **Nirmal kumar**

(b) Father's Name : **Manak Chand**

(c) Occupation : **d**

(d) Permanent Address : **Villa No.111, Gulmohar Avenue,
4,5,6 and 7, Stephenson Road,**

Perambur Barracks Chennai - 600012.

Mobile No: **d**

Email.ID: **d**



Nirmal Kumar

(iii) PAN No : **AAIPP4313P**

(a) Name : **M/S PUWADAA Developers**
Rep by Prabhuram.P

(b) Father's Name : Padmanaban

(c) Occupation : Business

(d) Permanent Address : Plot No: B 1402, The Metrozone,
B Block, Jawaharlal Nehru Road,
Anna nagar, Chennai - 600040.
Mobile No: 9840928199
Email.ID: 2



T. Prabhuram.P

(iii) PAN No : **ADJPJ3865E**

(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 - **Enclosed Herewith**

(v) Details of project land held by the applicant -**Enclosed Herewith**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : **PP/ NHRB/221/ 2022** Dated **20/07/2022** Vide Letter No : **PP/NHRB/S(B1)/0118/2022** Chennai Metropolitan Development Authority
-Enclosed Herewith

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. -**Enclosed Herewith**

(viii) Agency to take up external development works

Local Authority (exact Authority or any agreement to the Authority) / Self Development;

25

(ix) Registration fee by way of a demand draft dated _____ drawn

Rs _____

by calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter; **-Enclosed Herewith**

(ii) Audited balance sheet of the promoter for the preceding financial year; **-Enclosed Herewith**

(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 Herewith**

(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; **-Enclosed Herewith**

(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;

[Signature]

P. Ramani

(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 Herewith

(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 - **Enclosed Herewith**

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

(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 Herewith**

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

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

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

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;- **Enclosed Herewith**

 

(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 GeoTechnical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Enclosed Herewith**

(xvi) a declaration in FORM 'B'. - **Enclosed Herewith**

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

Dated:

Place: Chennai

For PUWADAA DEVELOPMENT
P. [Signature]
Partner.

Yours faithfully,
Signature of the
applicants