

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
Chennai

Sir,

We hereby apply for the grant of registration of our project to be set up at Plot No. 9, Old Door No. 13-B, New No. 10, Brahadambal Road, Nungambakkam, Chennai - 600 034, comprised in Old R.S. No. 140(Part) and 141(Part) and present R.S. No. 140/3 and 141/14, Block No. 21, Nugambakkam Village, Egmore Taluk, Chennai District, Tamil Nadu.

I. Status of the applicant : INDIVIDUAL



Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. JAYANAND GOVINDARAJ (HUF), Mr. Govindaraj Business Old No. 13B, New No. 10, Brahadambal Road, Nungambakkam, Chennai - 600 034 9840038516 jayanand@gmail.com AACHJ5040H	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. JAYAKUMAR GOVINDARAJ (HUF), Mr. Govindaraj, Business Old No. 13B, New No. 10, Brahadambal Road, Nungambakkam, Chennai - 600 034 9841079890 rangis62@gmail.com AABHJ9448L	

II. Status of the applicant : Private Limited Company

(a) Name	PUSHKAR PROPERTIES (P) LTD
(b) Address	"Ethiraj House", F-205, New No.26, F-Block, 1 st Street, Anna Nagar East, Chennai - 600 102. Tel: 044 43410800 gomathi@pushkarproperties.in
(c) Copy of registration certificate	U70101TN2003PTCO50242
	To Purchase, acquire, take on lease, develop and sell

(d) Main objects:	land and buildings and to act as real estate agents
	To carry on the business of promoters of land development and housing schemes.
	To carry on the business of Developers, Builders and Contractors of residential buildings and apartments, commercial complexes, public utility buildings, industrial buildings and structures.

(e) Name, Address & Photograph of the Directors:

Sl. No.	Name & Address	Photograph
1.	<p>Pushkar Properties P Ltd P. KRUTHIVAS - Director No.28, New No.10, "R" Block, Annanagar, Chennai- 600 040. Mob: 9884002373 vas@pushkarproperties.in PAN No. AAOPK5158K Audit Report - N.A.</p>	
2.	<p>Pushkar Properties P Ltd K. SANGEETHA - Director No.28, New No.10, "R" Block, Annanagar, Chennai - 600 040. Mob:9884379997 papni_81@yahoo.com PAN No. ADNPV5770G Audit Report - N.A.</p>	
I.	PAN No. of the Company	AACCP8432A
II.	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	<p>Canara Bank, Anna Nagar Branch, Chennai. A/c No. 120023822577</p>

II. Details of the project land held by the applicant	Residential apartments of Stilt plus Five Floors with 10 dwelling units at Plot No.9, bearing Old Door No. 13-B, New No. 10, Brahadambal Road, Nugambakkam Chennai – 600 034, comprised in Old R.S. No. 140(Part) and 141(Part) and present R.S. No. 140/3 and 141/14, Block No. 21, Egmore Taluk, Chennai District, Tamil Nadu.
IV. Details of Approval obtained from Various Competent Authorities for commencing the Project: CMDA PLANNING PERMIT NO: BUILDING PERMIT NO:	- COPY ATTACHED - OL-PP/NHRB/0156/2023 dated 25.04.2023 CEBA/WDCN09/00202/2023 dated 23.05.23
V. 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.	- LIST ATTACHED -
VI. Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	- SELF DEVELOPMENT -
II. Registration fee Residential more than 60 sq.mt. Rs.20/- per sq.mt. calculated as per sub-rule (3) of rule 3;	FSI-1444.57 sq.mt. @ Rs.20/- per sq.mt. Rs.29,000/- VIDE NEFT CANARA BANK REF.NO.
2. I/we enclose the following documents	
i. Authenticated copy of the PAN card of the promoter;	- Attached - -
ii. Audited Balance sheet of the promoter for the preceding financial year	- Attached -
iii. copy of the legal title deed reflecting the title of the promoter to the land on which development is	- Attached -

	proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;	
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;	- Attached -
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;	-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;	- N.A. -
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;	-Attached -
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; (Google Image with site location) with GPS Coordinates	-Attached -
ix.	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	- Attached -
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;	- Attached -

xi. the number and areas of covered parking available in the project;	
xii. the number of open parking areas available in the project;	
xiii. Details of Undivided Shares pertaining to the project	
xiv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	- N.A. -
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;	- Attached -
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.

Place: Chennai
Date: 6.6.2023

Yours faithfully,

For PUSHKAR PROPERTIES PVT. LTD.

1

P. K. Krishnamoorthy

Director

1

J. Prasanna

2

Jayalakshmi
Gandam