

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

APPLICATION FOR REGISTRATION OF PROJECT

To

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

Sir,

10647



I/We M/s. DRA AADITHYA SOUTH CITY PROJECTS PVT LTD hereby apply for the grant of registration of my/our project to be set up “DRA TRINITY” Residential Building Consisting of stilt floor+1st floor + 2nd floor (part), 3rd floor(part), 4th floor(part),5th floor(part) (Height 18.30m) Residential building with 50 dwelling Unit with Games Room Availing Premium FSI with TOD Benefit at Sakthi Garden Main Road, Okkiyamthoraiykkam, Chennai-600 097 Comprised in S.No.367/3B, 387/3A1A1, 388/1Bpart and 388/2A part (As per Documents), S.No.387/2, 387/6, 388/1B2 and 388/2A2 (As per Patta) of Okkiyamthoraiykkam Village Within the limit of Greater Chennai Corporation. **Approved by CMDA Plans Numbered as OL-PP/NHRB/0433/2023 dated: 07.11.2023. In planning permit No.OL-00587.**

Approved by local Building Permit No. CMDA/WDCN15/00460/2023 dated 7-11-2023

The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
 - (ii) In case of individual –
 - (a) Name
 - (b) Father's Name
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph
- OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –Name; M/s. **DRA Aadithya South City Projects Pvt. Ltd,**

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

- (a) Address; New No.109,111 &113, Old No.76/1,77&78, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai-600014.
- (b) Copy of registration certificate
- (c) Main objects
- (d) Name, photograph and address of chairman of the governing body / partners / directors etc.



Name; Mr. RANJEETH RATHOD — Managing Director.
 Father Name; Shri Daman Prakash Rathod
 Occupation; Business
 Address; New No.109,111 &113, Old No.76/1,77&78,
 Lloyds Road, Avvai Shanmugam Salai,
 Royapettah, Chennai-600014.
 Mobile No: 9150818333
 Mail ID; kavitha.a@drahomes.in

(iii) PAN No. AACCD3734H

- (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.

Project Account No.	
Ifsc	
Bank Name	
Branch	

- (v) Details of project land held by the applicant at Residential Building at Sakthi Garden Main Road, Okkiyamthoraiykkam Village, Sholinganallur Taluk, Chennai District. Greater Chennai Corporation Limit. Comprised in S.No.367/3B, 387/3A1A1, 388/1Bpart and 388/2A part (As per Documents), S.No.387/2, 387/6, 388/1B2 and 388/2A2 (As per Patta). Details of Approval obtained from Various Competent Authorities for commencing the Project. **Approved by CMDA Plans Numbered as OL-PP/NHRB/0433/2023 dated: 07.11.2023. in Planning PermitNo. OL-00587. Approved by local body vide No. CMDA/WDCN15/00460/2023 dated 07.11.2023.**

For DRA AADITHYA SOUTH CITY PROJECTS PV LTD

Authorised Signatory

(vi) Details of Project Land Extent of **2305.46 sq. mtr.**

(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.

S.No	Location	Project Name	No of flats	Status
1	Mahindra World City, Chengalpattu	Pristine Pavilion Phase — 3	177	Completed
2	Velachery, Chennai.	Tuxedo	56	Completed
3	Madipakkam Village, Chennai.	Tuxedo Elite	72	Completed
4	Madipakkam Village, Chennai	Plathin (Commercial)	8	Completed
5	Kovilam pakkam Village, Chennai.	90 Degrees	111	Completed
6	Adambakkam Village, Chennai	Ascot	106	Completed
7	Adambakkam Village, Chennai	Zuhra (Commercial)	4	Completed
8	Royapettah, Chennai	Aadithya (Commercial)	5	Completed

(viii) Agency to take up external development works Panchayat Union Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a **NEFT A/C NO. 6543057988 WITH INDIAN BANK IFSC CODE IDIBOOOI010, VIDE REFERENCE ID: NEFT PUNBH23313544812 dated 09-11-2023 for an amount of Rs. 1,17,365/- (One Lakhs Seventeen Thousand Three Hundred and Sixty-Five only) calculated as per sub-rule (3) of rule 3;**

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

1. 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;

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

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- (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;
 - (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;
 - (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;

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- (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;
 - (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;
 - (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;
 - (xvi) a declaration in FORM 'B'.

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

Dated: 10/11/2023

Place: Chennai

Yours faithfully,
(Signature and seal of the applicant)

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory