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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No.1/A, First Floor
Gandhi Irwin Road
Egmore, Chennai - 600008



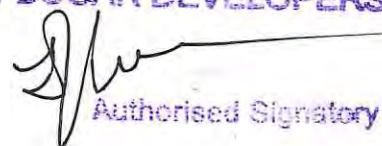
Sir,

We hereby apply for the grant of registration of my project to be set up at construction of Stilt floor + 5th Floor with 9 dwelling units Residential building Plot Old Door No.4A, New Door No.6/26, Tank Bund Road, Ist Street/Tank Bund Road 2nd Street Comprised in R.S No. 562/16,562/18 & 563/14, Block No.33, Nungambakkam Village, Nungambakkam Taluk, Nungambakkam, Chennai – 600034 Within Greater Chennai Corporation.

1. The requisite particulars are as under:-
 - (i) Status of the applicant: Firm;
 - (ii) In case of individual –
 - (a) Name : Dugar Developers
 - (b) Address : Old Door No.4A, New Door No.6/26, Tank Bund Road 1st Street, Nungambakkam Chennai-600034.
 - (c) Copy of Registration Certificate: Enclosed
 - (d) Main objects : Property Development
 - (e) Name, photograph and address of partners : Enclosed in a separate sheet
 - (iii) PAN No : AAUFD4037E
 - (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 – **RBL BANK**
Account No: 409841098410 , IFSC Code No: RATN0000489

Details of project land held by the applicant : Construction of Stilt floor + 5th Floor with 9 dwelling units Residential building Plot Old Door No.4A, New Door No.6/26, Tank Bund Road, Ist Street, Comprised in R.S No. 562/16 & 563/14, Block No.33, Nungambakkam Village, Egmore-Nungambakkam Taulk, Nungambakkam Chennai– 600034.

For DUGAR DEVELOPERS


Authorized Signatory

- (v) Details of Approval obtained from Various Competent Authorities for commencing the Project_ Approved by CMDA and forwarded to Local Body for issue of Building Permit Vide Letter No.PP/NHRB/C/0182/2023 Dated.24.07.23.CMDA Planning Permit No.L-00411, Plan Approval PP/NHRB/0277/203 dated 24.07.2023 issued by CMDA Chennai & Submitted for Building Plan Permission vide GCC Admission No. CEBA/WDCN09/00307/2023,dated:21.08.2023 in Greater Chennai Corporation, Chennai – 3
- (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 the type of land and payments pending etc. – **New Firm - Not Applicable**
- (vii) Agency to take up external development works _ Not Applicable Local Authority (exact Authority or any agreement to the Authority) / **Self Development;**
- (viii) Registration fee by way of a payment transferred through IMPS vide RRN Reference number 324116125550, Dated : 29.08.2023 For an Amount of Rs. 35835/- (Rupees Thirty-Five Eight Hundred and Thirty Five only) 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 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; **New Firm – Not Applicable**
- (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; **Details Attached**
- (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; **latest EC Enclosed**
- (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;

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(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws

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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;
ENCLOSED Letter No.PP/NHRB/C/0182/2023

- (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; - **Not Applicable**
- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy – Solar : **All provided by Greater Chennai Corporation /CMWSSB**
- (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 map with Clear demarcation of land
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Enclosed**
- (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; - **Separate Area Statement Enclosed**
- (xi) the number and areas of covered parking available in the project
Covered Car Park – 18 Nos
- (xii) the number of open parking areas available in the project; **4 Nos**
- (xiii) Details of Undivided Shares pertaining to the project; **Proportionate UDS share for 9 allottees**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Not Applicable**
- (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; **Separate Sheet Enclosed**

For DUGAR DEVELOPERS


Authorised Signatory

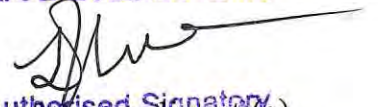
(xvi) a declaration in FORM 'B': **ENCLOSED**

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

Dated : 30/8/2023
Place : Chennai

Yours faithfully,
For DUGAR DEVELOPERS



Signature and seal of the applicant (s)

