

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

APPLICATION FOR REGISTRATION OF PROJECT

To

3798
The Real Estate Regulatory Authority
CMDA TOWER II
Langs Garden Road, Ansari Estate
Egmore – 600 008.



1. A.V. SUBBA RAO

2. M.N. SRIDHAR

Sir,

We hereby apply for the grant of registration of our project "TEJAS" to be set up at Siruseri Village, Tirupurur Taluk, Chengalpet District, Tamilnadu State,

1. The requisite particulars are as under:-

(i) Status of the applicant, - Private Limited Company

(ii) In case of individual –

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph


OR

In case of companies -

- (a) Name : RUAN CONSTRUCTIONS PVT LTD.
- (b) Address : No.16, NSK Lane, Saligramam, Chennai – 600 093.
- (c) Copy of registration certificate – Incorporation Certificate Enclosed
- (d) Main objects : Developing layouts and Housing Projects.
- (e) Name, photograph and address of directors:
 - 1) A.V.Subba Rao S/o.LateA.Sriramakrishna Rao
No.16. Nsk Lane, Saligramam, Chennai - 600093
 - 2) M.N.Sridhar S/o.M.S.Narayana,
No.6- Rajaram Film Directors Colony, Kodambakkam,
Chennai– 600024.

(iii) PAN No. : AAHCR3778A

For RUAN CONSTRUCTIONS PVT. LTD


DIRECTOR

- (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: **Karur Vysya Bank, Saligramam Branch, Chennai;**
- (v) Details of project land held by the applicant: **Joint Development Agreement, Dt 10-07-2015 and Power of Attorney Doc No:8928/15, Dt:10-07-2015, both documents attached below.**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: **DTCP Approval no: 8/2020 and file no:1225/2019, dt 28-05-2020 and file no:6370/2019, dt:28/07/2020 are attached below.**
- (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.
Not Applicable - This is the First Project
- (viii) Agency to take up external development works: **Self Development**
- (ix) Registration fee by way of a demand draft dated 03/09/2020 drawn on Karur Vysya Bank, Saligramam branch, bearing no.841688 for an amount of Rs.54,200/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish.

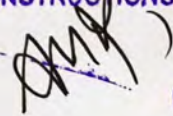
2. we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year ended 31-03-2019;
- (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;

The Following Title deeds attached

- a) Doc No:1112/1978, dated 17-08-1978 in favour of Mrs.C.Subhashini.
- b) Doc No:1113/1978, dated 17-08-1978 in favour of Mrs.C.Subhashini.

For RUAN CONSTRUCTIONS PVT. LTD



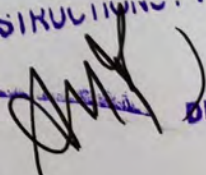
DIRECTOR

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c) Doc No:1510/1978, dated 28-10-1978 in favour of Mrs.C.Subhashini.

The Following Parent Documents (Link) attached

- a) Doc No:413/1974, dated 03-04-1974 in favour of Mr.N.D.Rangarajan.
b) Doc No:414/1974, dated 03-04-1974 in favour of Mr.N.D.Ramanujam.

- (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; **Ec No:43140207 /2020, dated 03-09-2020 Ec From 01-05-2020 to 02-09-2020**
- (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) **Joint Development Agreement Dated 10-07-2015.**
b) **Power of Attorney Doc No:8928/2015, Dated 10-07-2015 in favour of Mr.A.V.Subba Rao.**
- (vi) 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; **This is Not Applicable because of Layout Project**
- (vii) 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; **Layout Approved by DTCP Plan No:08/2020, file no: 1225/2019 dt 28/05/2020 and file no: 6370/2019 dt28/07/2020**

For RUAN CONSTRUCTION

DIRECTOR

(viii) 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;

We have completed the following works

- a) **Plot boundary Marking with display boards.**
- b) **Black Top Roads.**
- c) **Construction of Chambers for Sewage.**
- d) **Laying of pipes connected to each plot for sewage and water.**
- e) **Completed Compound Wall.**
- f) **Construction of Entrance Arch.**

(ix) 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; **Attached below**

(x) agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Attached draft Agreement for Sale and Draft Sale Deed.**

(xi) 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;
Not Applicable

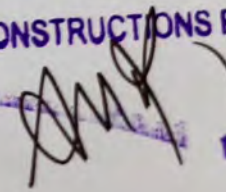
(xii) the number and areas of covered parking available in the project;
Not Applicable

(xiii) the number of open parking areas available in the project;
Not Applicable

(xiv) Details of Undivided Shares pertaining to the project;
Not Applicable

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
Not Appointed any Real Estate Agents.

For RUAN CONSTRUCTIONS PVT. LTD


DIRECTOR

(xvi) 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;

Architects and structural engineers

Audisheshaish & sons,

Mr.M.Venkata Subbarao,

No. Architects and Engineers Mass Towers, 1st Floor

38/74, Bazullah Road,

T. Nagar, Chennai - 600017

Mobile: 98401-99099

Email: vmadala@yahoo.com

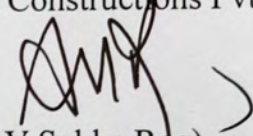
(xvii) a declaration in FORM 'B'. Attached

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

Dated : 03-09-2020

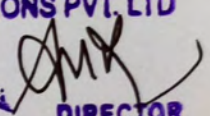
Place : Chennai

Yours faithfully,
For Ruan Constructions Pvt Ltd


(A.V. Subba Rao)

Director

For RUAN CONSTRUCTIONS PVT. LTD


DIRECTOR