

FORM 'A'

[Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and Development Rules, 2017)]

APPLICATION FOR REGISTRATION OF PROJECT

To

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The Real Estate Regulatory Authority
3rd Floor, East Wing,
CMDA, Thalamuthu Natarajan Maligai,
No.1, Gandhi-Irwin Road, Egmore,
Chennai- 600 008.




Sir,

We hereby apply for the grant of registration of Sub division of Public Purpose Plot No. II lies in the CMDA approved layout named as "AURA ELIOS" vide PPD. Lo. No.24/2018 comprised in Survey No. 684/3 of Ayanambakkam Village, Poonamallee Taluk, Tiruvallur District, and State of Tamil Nadu.

(a) Name of the Firm	Yuga Developers, Rep. by its Partner Mrs.D.Anusha
(b) Address	No. 333, Poonamallee High Road, Amaidakalai, Chennai – 600 029.
(c) Partnership Firm Registration Certificate	Partnership Firm Registration No. 633/2005 in the Office of the Registrar of Firms, Chennai - Central Tamil Nadu dated 18.07.2005. (Photo copy of the same is enclosed herewith)
(d) Mobile Number	9840303414
(e) Telephone Number	044 – 43937979
(f) E Mail	brn@vgngroup.org
(g) Main Objects:	<p>To carry on the business of:</p> <p>(i) Real Estate Development</p> <p>(ii) Property Development</p> <p>(iii) Builders</p> <p>(iv) Development of Land into Housing Plots/Sites/Residential Project</p> <p>(v) To carry on any or businesses as the parties hereto other business may decide from time to time</p>

(h) Name, photograph and address of the Owner:

(i) Yuga Developers, represented by its Partner Mrs.D.Anusha Registered Office: No. 333, Poonamallee High Road, Amaidakarai, Chennai – 600 029.	Photo: 												
(i) PAN of "Yuga Developers"	"AAAFY5827F". Photo copy the same is enclosed herewith.												
(j) Name and address of the bank or banker with which account in terms of Section 4 (2)(I)(D) of the (RERA) Act will be maintained	Andhra Bank, Kanniamman Koil Street, Amaidakarai, Shenoy Nagar, Chennai-600 030.												
(k) Project Bank details	<table border="1"><tr><td>Bank Name</td><td>Andhra Bank</td></tr><tr><td>Branch Name</td><td>Shenoy Nagar</td></tr><tr><td>Account No.</td><td>50611100005923</td></tr><tr><td>IFSC Code</td><td>ANDB0000506</td></tr><tr><td>District</td><td>Chennai</td></tr><tr><td>State</td><td>Tamilnadu</td></tr></table>	Bank Name	Andhra Bank	Branch Name	Shenoy Nagar	Account No.	50611100005923	IFSC Code	ANDB0000506	District	Chennai	State	Tamilnadu
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(l) Details of Project Land held by the Applicant:	Sub division of Public Purpose Plot No.II in CMDA Approved layout named "AURA ELIOS" vide approval PPD. Lo. No. 24/2018, comprised in Survey No. 684/3 of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur district, Thiruverkadu Municipal Limit coming within the Sub Registration District of Ambattur and the Registration District of Chennai North.												
(m) Details of Approval obtained from Various Competent Authorities for commencing the Project by name	Sub division of Public Purpose Plot No. II in AURA ELIOS <ol style="list-style-type: none">1. Planning Permit PPD/Lo. No.25/2019 dated 10.12.2019 issued by "The Commissioner, Thiruverkadu Municipality" in their Letter No. 3464/2019.2. Proceedings Letter from "The Commissioner, Thiruverkadu Municipality, Chennai – 600 077" dated 10.12.2019.												
(n) Current Status of the Project	Under development and under Registration with RERA.												
(o) Is there any case pending	No												
(p) Brief details of the projects launched by the Owner 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	This is the first project of M/s. Yuga Developers after appointing Mrs. D. Anusha as a Managing Partner for the Partnership firm.												

(q) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development:	Chennai Metropolitan Development Authority (CMDA)
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(r) Registration fee by way of a NEFT/RTGS dated 26.12.2019 on Indian Overseas Bank, Aminjikarai Branch, UTR No. 936015146404 for an amount of Rs. 4700/- calculated as per sub-rule (3) of Rule 3

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

Nil

2. We enclose the following documents, namely:-

(i) Authenticated copy of the PAN card of the Owner

(ii) Audited balance sheet of the Owner for the preceding financial year

(iii) Copy of the legal title deed reflecting the title of the Owner 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

(iv) 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 POA 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 Power of Attorney Agreement, as the case may be, entered into between the POA and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed

(vi) Authenticated copy of the planning permit and sanctioned plan from the competent authority in accordance with the laws applicable for the layout project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission

(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

(ix) Performa of the allotment letter, Agreement for Sale, and the Conveyance Deed proposed to be signed with the purchasers.

(xiv) A declaration in FORM 'B'.

We "Yuga developers" do hereby solemnly affirm and declare that the particulars given herein above are true and correct to our knowledge and belief and nothing material has been by us there from.

Dated:
Place: Chennai

Yours faithfully,
for M/s. YUGA DEVELOPERS,

[Handwritten Signature]
Partner