

FORM - A
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

From

M/s A2B2 Developers LLP
4th Designated Partner
C. Bobby Benedict
No. 23/4, First Floor, Casa Major Road,
Egmore,
Chennai – 600 008



To

The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project to be set up at Govt Survey Numbers 347/1A, 347/1B1, 347/1C, 347/1D, 347/1E, 347/1F, 347/1G, 347/1H, 347/1I, 347/1J, 347/1K, 347/1L, 347/1W2, 347/2, 347/3A, 347/3B, 347/3C, 347/3F2, 348/4A, 348/4B, 348/5, 348/6, 377, 378/1B, 378/3B, 379/1, 379/2A, 379/2B, 379/3, 380/4A, 380/4B, 380/4C2, 380/5A, 380/5B, 380/6A, 380/6B, 381/1A, 381/1B, 381/1C, 381/1D2, 381/1E, 381/2A, 381/2B, 382/1A, 382/1B, 382/2A, 382/2B, 382/2C, 383/5, 383/6D, 383/6E, 383/12, 383/13, 385/1A, 385/1B, 385/2E, 385/2F, 385/2G, 385/2H, 385/3, 385/4A, 385/4B, 385/5A, 385/5B, 385/5C, 386/1B2, 386/2, 387/3B, 387/3C, 433/1B2, 433/3C, 434/1A1, 434/1A2, 434/2A, 435/1A1, 436/3A, 436/3B, 436/3C, 436/3D, 437/1, 437/2, 437/3A, 437/4A, 437/4C, 437/5, 437/6A2 & 437/6C with an total extend of 36.47 Acre of land at **Kazhnipakkam Village**, Anaicut Taluk, Vellore District, Tamil Nadu, Pin Code – 635 809.

For M/s. A2B2 Developers LLP
[Signature]
Fourth Designated Partner.
(M/s. B&B Developers & Builders (P) Limited,
Rep. by its Authorized Signatory)

1. **The requisite particulars are as under: -**
(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:

1) Limited Liability Partnership

- (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority –

Limited Liability Partnership Details

- (a) Name: **M/s A2B2 Developers LLP**
(b) Address:
No. 23/4, First Floor, Casa Major Road,
Egmore,
Chennai – 600 008
Email Id :- propertydevelopment@bbbuilders.in
Phone No: - 9442290366
Email Id :- propertydevelopment@bbbuilders.in
(c) Copy of registration certificate: **Attached**
(d) Main objects: **Attached**
(e) Name, photograph and address of chairman of the governing body / partners / directors etc. : **Attached**

- (iii) PAN No of Private Limited Company: **ABCFA2206K**

- (iv) Name of Bank: **City Union Bank Limited.,**
Address of the bank or banker: No: 138/54, Gandhi Road,
Vellore District – 632 004
IFSC Code: **CIUB0000065**
Branch Code: **000065**

Account in terms: **Current Account - General**

Account No: **510909010174628**

- (v) Details of project land held by the applicant:
Vacant Site with total Extend of 36.47 Cents (147588.84 Sq. Mtr).

Project Named as: B&B Westend Villas

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:

- (a) Agricultural NOC from Vellore Joint Director Agricultural Department:

- (I) Dated: 18/09/2017 – File No: E2/8240/2017
(II) Dated: 18/09/2017 – File No: E2/8554/2017
(III) Dated: 18/09/2017 – File No: E2/8263/2017
(IV) Dated: 18/09/2017 – File No: E2/8554/2017
(V) Dated: 17/06/2019 – File No: E2/5664/2019

For M/s. A2B2 Developers LLP,


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- (b) NOC from Thasildhar – Anaicut Taluk Office
(I) Na. Ka. A1/1818/2017 Dated: 13/05/2017
(II) Na. Ka. A1/77/2018 Dated: 02/02/2018
- (c) Directorate of Town and Country Planning authority, Head Office,
Technical Approval (Road Patten): Dated: 25/02/2020
- (d) Directorate of Town and Country Planning authority,
• Head Office, Layout Approval: Date: 03/12/2020, Vide
Approval No: 57/2020 (File No: 1637/2019/TCP-8)
• Vellore Region, Final Layout Approval: Dated: 04/08/2021,
Vide Approval No: 57/2020 (File No: 6487/2018/VLR-3)
- (e) Local Body Approval (The Special Officer, Anaicut Taluk, Vellore
District: Dated: 27/08/2021, File No: 2/1596/2018

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.

- This is our first project

- (vii) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development;

- M/s. B&B Developers and Builders Pvt Ltd.,

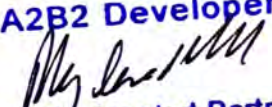
- (viii) Registration fee by way of a demand draft Dated: 21/08/2021 drawn on City Union Bank Limited, Bearing DD no. 769855 for an amount of Rs. 4,16,550/- (Rupees Four Lakh Sixteen Thousand Five Hundred and Fifty Only) calculated as per sub-rule (3) of rule 3

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

- (x) Latitude and Longitude of the end points: 12°54' 33.0" N, 78°58' 43.9" E


We enclose the following documents in triplicate, namely:-

- a) Authenticated copy of the PAN card of the promoter;
b) Audited balance sheet of the promoter for the preceding financial year;

For M/s. A2B2 Developers LLP,

Fourth Designated Partner.
(M/s. B&B Developers & Builders (P) Limited,
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- c) 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;
- d) 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;
- e) 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;
- f) 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;
- g) 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;
- h) 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;
- i) 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;
- j) perform of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- k) 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;
- l) the number and areas of covered parking available in the project;
 - a. the number of open parking areas available in the project;

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- b. Details of Undivided Shares pertaining to the project;
- c. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- d. 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;
- e. A declaration in FORM 'B'.

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

Dated: 31/08/2021

Place: VELLORE

Yours faithfully,
Signature and seal of the applicant(s)

For M/s. A2B2 Developers LLP

Fourth Designated Partner.
(M/s. B&B Developers & Builders (P) Limited,
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