

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

APPLICATION FOR REGISTRATION OF PROJECT

To,
The Real Estate Regulatory Authority
Tower – II (First Floor)
No. 1A, 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 S.No 108/2, 112/1, 112/2A1, 112/2A2, 112/2B & 112/3 (part), Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Tamil Nadu State.

1) The requisite particulars are as under:

i) Status of the Applicant: Limited Liability Partnership

ii) In case of Limited Liability Partnership:

a) Name: Urban Land Layout Promoters LLP (Promoter) and Mr. Prithviraj Chordia, Mrs. Sajani Kavar, Mr. Dinesh Chordia, Mrs. Santhosh Chordia, Mr. Naveen Chordia, Mr. Aayush Chordia & Mr. Ravikant Choudhry (Land Owner's).

b) Address: Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079

c) Copy of Registration Certificate: Attached

d) Main Objects: The company is into the business to acquire, develop, construct, demolish, redevelop, remodel, maintain of Land, Layouts, Flats, Commercial buildings and other real estate assets.

1 *[Signature]* NC 5 *Naveen* For URBAN LAND LAYOUT PROMOTERS Designated Partner
2 *Sajani Kavar* PC 6 *Aayush* Designated Partner
3 *P. Dinesh Chordia*
4 *Santhosh* For RKC ASSET MGMT
[Signature] Proprietor
P. Dinesh Chordia

Urban Land Layout Promoters LLP
Head Office : New No.10/Old No.5, Ramanuja Street,
Elephantgate, Chennai - 79
Contact : 98846-77899
www.Urbanland.co.in

- iii) PAN No: AAFFU5353H (copy attached)
- 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: Account No: 602205048643, ICICI Bank, R K Salai, Chennai, IFSC Code: ICIC0006022
- v) Details of the Project Land held by the applicant:

S.No	Survey No	Extent (Acre)	Owner Name
1	108/2	0.62	Mr. P Dinesh Chordia & Mrs. Santhosh Chordia
2	112/1	0.73	Mr. A Prithviraj Chordia & Mrs. Sajani Kavar
3	112/2A1	0.12	Mr. Naveen Chordia & Mr. Aayush Chordia
4	112/2A2	0.30	Mr. Naveen Chordia, Mr. Aayush Chordia & Mr. Ravikant Choudhry
5	112/2B	0.30	Mr. Naveen Chordia
6	112/3(part)	0.21 (out of 0.72)	Mr. A Prithviraj Chordia & Mrs. Sajani Kavar
	Total	2.725	

vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

- a) Chennai Metropolitan Development Authority (Attached)
- b) Kundrathur Town Panchayat (Attached)

vii) Brief Details of the Project launched by the Promoter in the last 5 Years: None

viii) Agency to take up external development work: Water Supply, Drainage System & Street Light to be laid out by Kundrathur Town Panchayat. Fees paid for the same.

ix) Registration fee by way of Demand Draft dated _____ drawn on _____ bearing no _____ for an amount of Rs _____ calculated as per sub-rule (3) of rule (3).

x) Any other information the applicant may like to furnish: None

- 1 *[Signature]* Naveen
- 2 Sajani Kavar
- 3 P Dinesh Chordia
- 4 Santhosh
- 5 *[Signature]* Naveen
- 6 *[Signature]* Aayush
- 7 *[Signature]* R K Salai

For URBAN LAND LAYOUT PROMOTERS

[Signature]
Designated Partner

[Signature]
For RKC ASSET MGMT
Proprietor

- 2) We enclose the following documents in triplicate, namely: -
- i) Authenticated copy of Pan card of Promoter
 - ii) Audited balance sheet of the promoter for the preceding financial year: Since it's the first year of operation, the audited balance sheet is 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
 - 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 the 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
 - 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 renewal energy
 - viii) 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) Proforma of the Allotment Letter, Agreement for Sale, and the Conveyance Deed proposed to be signed with the allottees
 - x) The number and size of the plots in the project
 - xi) A declaration in FORM 'B'

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5 Naveen

For URBAN LAND LAYOUT PROMOTERS

2 Sajani Kavan

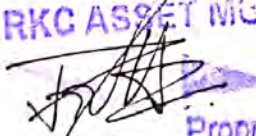
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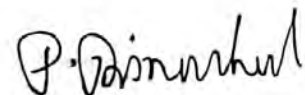

Designated Partner

3 P. Dhinubhai

7 R. C. P.

4 Santhosh

For RKC ASSET MGMT

Proprietor

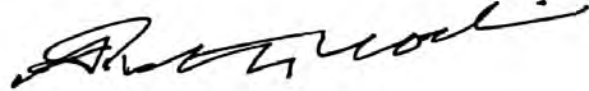


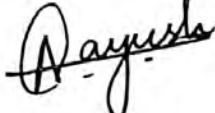
3) We solemnly affirm and declare that that the particulars given in herein are correct to our knowledge and belief.

Dated: 19/07/2019
Place: Chennai

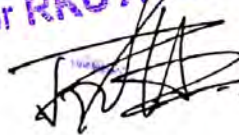
For URBAN LAND LAYOUT PROMOTERS

Designated Partner

- 1 
- 2 Sajani Kavan
- 3 P. Dinubhai
- 4 Santhosh

- 5 Naveen
- 6 
- 7 Rolf

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

For RKC ASSET MGMT

Proprietor

Promoters: Urban Land Layout Promoters LLP

a) Name, Address and Photograph of the Partners:

S.No	Name	Address
1	Mr. Dinesh Chordia (Designated Partner)	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079
2	Mr. Ketan Chordia (Designated Partner)	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079
3	Mr. Naveen Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079
4	Mr. Nikhil Chordia	Old No. 5/ New No 10 Ramanuja Street, Sowcarpet Chennai – 600079
5	Mr. Aayush Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079




For URBAN LAND LAYOUT PROMOTERS


Designated Partner

Land Owners:

a) Name, Address and Photograph of the Land Owners:

S.No	Name	Address	
1	Mr. Dinesh Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 +91 98406 37755 dinesh41@gmail.com	
2	Mrs. Santhosh Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 +91 90030 12689 rkchordia@gmail.com	
3	Mr. Prithviraj Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 +91 90030 23689 rkchordia@gmail.com	
4	Mrs. Sajani Kavar	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 +91 90030 23689 rkchordia@gmail.com	
5	Mr. Naveen Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 +91 90032 66339 rnaveenchordia@gmail.com	

For URBAN LAND LAYOUT PROMOTERS


Designated Partner

6	Mr. Aayush Chordia	Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 +91 98406 37755 dinesh41@gmail.com
7	Mr. Ravikant Choudhry	No 312, Vaibhav Apartments No 62 EVK Sampath Salai Vepery. Chennai – 600 007 +91 98410 83089 aslcapital@gmail.com



For URBAN LAND LAYOUT PROMOTERS

Designated Partner