

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Authority

Dehradun

Uttarakhand

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Canal Road, Near Doon Trafalgar, Dehradun Tehsil Dehradun District
Dehradun State Uttarakhand .

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

(a) Name

(b) Father's Name

(c) Occupation

(d) Permanent address

(e) Contact details (Phone Number, E-mail, Fax Number etc.)

(f) Name, photograph, contact details and address of the Promoter

OR

In case of firm / societies / trust / companies / limited liability partnership / Competent Authority etc. -

(a) Name: DOON NATURE FARMS AND RETREATS PRIVATE LIMITED

(b) Address: 309 Pkt AA-448, Alakhnanda, New Delhi South Delhi DL 110019

(c) Copy of registration certificate: U93000DL1997PTC087921

(d) Main objects: To carry on the business of running of Nature Farms, Naturopathy centre & Self Club House, golf course, retreat centre and building & selling cottages, resorts, hotels, Mobile Hotels Running Kitchens, Flying kitchens, Restaurants, Fast food centres parlours, Cold drink parlours, Snack cornersm cafeteria, taverns, beer houses, bars, refreshment rooms, lodges, dark bungalows, guest houses, touristy resorts, tourist bungalows, tourist houses and to provide the spaceon rentsm, managem render the service and arrange for marriage parties as, parties, social parties, social gatherings, kitty parties entertainments for public amusements, conferncesm meetings, seminar.

workshops and allied activities.

To carry on all business in and to own, buy, sell, develop, construct, demolish, rebuild, renovate, divide, subdivide, repair, maintain, let out, hire, rent, lease, pledge, mortgage or otherwise deal in real estate, land, building, flats, apartments, shops, offices, and other immovable properties and to provide for the conveniences commonly provided in flat, suited, residential and business quantes

(e) Contact details (Phone Number, E-mail, Fax Number etc: 9759202060

(f) Name, photograph and address of Chairman of the governing body / partners / directors and Authorized Person etc.

(i) Name of the Authorized Person:

Mr. Gopal Dutt Bhardwaj

(ii) Photograph and address of the Authorized Person:



(iii) PAN No: AGPPB7960H

(iv) Name and address of the bank or banker with which account in terms of sub- Clause (D) of clause (1) of sub section (2) of Section 4 will be maintained

_____;

(v) Details of project land held by the applicant as attached herewith;

(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 type of land and payments pending etc.
NA;

(vii) Agency to take up external development works Self Local Development Authority / Self Development;

(viii) Registration fee by way of a demand draft/ Banker Cheque dated 04-03-2020 drawn on Kotak Mahindra Bank bearing no 428738 for an amount of Rs. 96575.00/- calculated as per sub-rule (3) of rule 3; or through online payment such as date of payment, transaction no. etc.)

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

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

(i) authenticated copy of the PAN card of the promoter;

(ii) annual report including audited Profit and Loss Account, balance sheet of the promoter for the preceding three financial years and where annual report is not available, the audited Profit and Loss Account, balance sheet, cash flow statement and the auditor's report of the promoter for the immediately three preceding financial years;

(iii) authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title;

(iv) the details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or encumbrance certificate from an advocate having experience of at least ten years or from the revenue authority not below the rank of Tehsildar, as the case may be;

(v) where the promoter is not the owner of the land on which development of project 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 on which project is proposed to be developed;

(vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

(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;

(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, emergency evacuation services, use of renewable energy;

(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;

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(xi) the number, type and the carpet area of apartments for sale in the project

along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

(xii) the number and areas of garage for sale in the project;

(xiii) the number of open parking areas available in the real estate project;

(xiv) the names and addresses of his real estate agents, if any, for the proposed project;

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

(xvi) a declaration in FORM 'B'.

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the

Act or the rules and regulations made there under, namely;

(i)

(ii)

(iii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief and nothing material has been concealed by me/ us therefrom.

Dated :19-03-2020

Place: Dehradun,



Yours faithfully,
Gopal Dutt Bhardwaj
(Director)

Signature and seal of the applicant(s)