

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

APPLICATION FOR REGISTRATION OF PROJECT

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

Sir,

We hereby apply for the grant of registration of our project "ICON BY SYNCHRON" to be set up at Coimbatore Taluk, Coimbatore District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Company
(ii)	In case of individual	NA
(a)	Name	NA
(b)	Father's Name	NA
(c)	Occupation	NA
(d)	Permanent address	NA
(e)	Photograph	NA
OR In case of firm / societies / trust / companies / limited liability partnership / competent authority -		
(a)	Name	Synchron Developer Private Limited
(b)	Address	No. 13, Sundaresan Layout, Trichy Road, Coimbatore - 641 018
(c)	Copy of registration certificate	Enclosed ROC Registration Certificate - Annexure - 1
(d)	Main objects	Extract of Memorandum of Association - Annexure - 2
(e)	Name, photograph and address of directors etc.	Enclosed - Annexure - 3
(iii)	PAN No	AARCS4609K
(iv)	Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	Bank Name : STATE BANK OF INDIA Branch Name: RACE COURSE Account No: 37521682238 IFSC Code : SBIN0007940
(v)	Details of project land held by the applicant	Lands situated at, T.S. No. 947, Ward No. 1 (A), Block No. 15, Anupparpalayam Village , within Coimbatore Corporation Limits.

For Synchron Developer Private Limited

Director

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

