

RE

REGULATORY RECORD

RERA Document

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

1.2

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

Coimbatore Taluk Coimbatore District _____ State Tamil Nadu

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) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name
- (b) Address
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

} enclosed

(iii) PAN No. _____;

(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 _____;

(v) Details of project land held by the applicant _____; enclosed

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project _____; enclosed

- (vii) 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.

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

- (ix) Registration fee by way of a demand draft dated _____ drawn on

_____ bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3; *enclosed*

- (x) 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) **audited balance sheet of the promoter for the preceding financial year;**

(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 details;

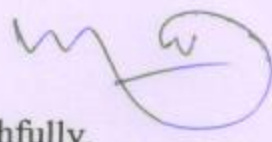
(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;

(A) 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;

- (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) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
 - (x) 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;
 - (xi) the number and areas of covered parking available in the project;
 - (xii) the number of open parking areas available in the project;
 - (xiii) Details of Undivided Shares pertaining to the project;
 - (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (xv) 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;
 - (xvi) a declaration in FORM 'B'.
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 16/11/2017
Place:


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

16. Completed, On-Going and upcoming projects of Shiva Shree Builders.

I. Individual Projects:

S.No	Project Name	No. of units (individual houses)	Square Feet	Location
1.	Daya Gardens	19	1300	S.R. Lakshman Nagar
2.	Shiva Gardens	20	1500-2000	Kothari Nagar, Singanallur, Coimbatore
3.	Surya Gardens	18	1500-2000	Textool layout, Singanallur, Coimbatore
4.	Shiva Shree Gardens	25	1500-2000	Thiru Kumaran Nagar, Singanallur, Coimbatore
5.	AVM Gardens	Phase 1: 20 houses Phase 2: 24 houses Phase 3: 15 houses	1500-2000	"THE HINDU" office, Peelamedu, Coimbatore
6.	Aishwarya Gardens	10	2000-2500	behind Telephone Exchange, Ramanuja Nagar, Peelamedu, Coimbatore
7.	Shiva Shree Avenue	15	1500-2000	Near G.V. Residency, Masakkalipalayam Road, Peelamedu, Coimbatore.
8.	Shiva Nagar	18	1500-2000	Shiva Nagar, Near Bala Subramanian Mills, Upplipalayam Post, Coimbatore
9.	MM shopping complex	18 shops	10,000	Karumathampatti
10.	Bridge wood International School	25 classrooms	15,000	S.I.H.S Colony

II. INDIVIDUAL INTO MULTIPLE:

After gaining sound knowledge in constructing more than 300 individual houses, the firm entered into construction of flats.

1. SHIVA SHREE TOWERS:

Registered office for Shiva Shree Builders along with 6 Residential units of 7500 sq.ft in total and is located just behind Hotel Aloft, Kamaraj Road.

2. WALL GREENS APARTMENT:

As such wall greens consists of 2 phases: Phase I with 16 units and phase II with 24 units is a total of 40 units with the strong support by State Bank of Travancore with 210 lakhs cc. The entire loan amount has been closed. All the flats occupied by the qualitative, higher officials.

3. VAMSHI KRISHNA APARTMENT:

It is a contract work from Vamana Promoters. The project is situated at Gandhipuram location, being the heart of the city. This project consists of 12 Flats which was aided with Rs.110 Lakhs by State Bank of Travancore and the same was repaid.

4. AIRPORT RESIDENCY APARTMENT

This project is located behind NGP Arts and Science College, Near Nehru Nagar, Kalapatti consisting of 32 flats. It was funded by State Bank of Travancore with a project loan of Rs.200 Lakhs which was repaid fully with on time interest.

ON GOING PROJECTS:

1. SHIVA SHREE ENCLAVE:

This project is Located in Marutham Nagar, Saravanampatti which is an emerging heart of the city, consisting of 32 Flats.

For this project, we were financially supported by Karur Vysya Bank with a project loan of Rs.192 Lakhs. In which, about 50% of loan amount has been repaid to the bank.

Out of 32 Units, 2flats are yet to be sold. The Project is going in a faster pace and expected to complete within 2 Months.

2. SHIVA SHREE CLASSIC HOMES

Another Residential Apartment consisting of 24 units at Nehru Nagar, Near NGP College of about 28,000 Sq.Ft. The project has already been started and finished upto First floor roof slab.

Karur Vysya Bank one of our strong financial supporters has sanctioned the project loan of Rs.210 Lakhs for this project.

3. SHIVA SHREE EMERALDS

We have a compatible project of Residential Apartment comprising of 6 Units at Indra Garden, Upplipalayam of about 8000 Sq.Ft area.

The project has been started. Stilt and first floor roof slab concrete work has been finished.

24. a) Name of the Architect: **YANAPADA Architecture**

M. C. A. No: **CA/2010/48058**

b) Name of the License surveyor: **N. RAGHURAMAN**

c) Name of the Structural Engineer: **N. RAGHURAMAN**

Regn. No. of the Structural Engineer: **M-147258-5**

d) Name of the Contractor: **M/s. ShivaShree Builders,**

30. Promoter's

M/s. ShivaShree Builders,

ShivaShree Towers,

7/5, Shiva Nagar

Coimbatore - 641015

Mobile No: 9994386180

E-Mail ID: shivarajan23@yahoo.in

Website: shivashree.com

Office Phone: 0422-2575590

Contact No: 9003930552

24,
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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

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

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

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.

