

RE

REGULATORY RECORD

RERA Document

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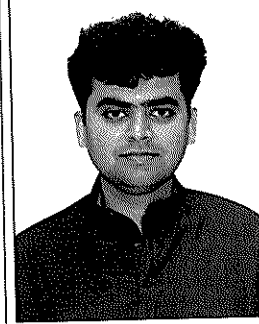
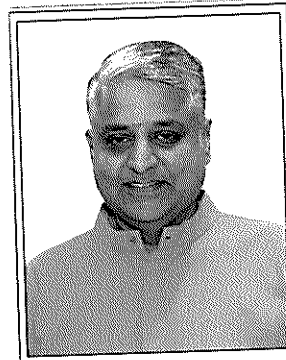
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**APPLICATION FROM APPASWAMY REAL ESTATES LTD FOR REGISTRATION OF
'DELMAR' PROJECT**

To

Tamil Nadu Real Estate Regulatory Authority
(TNRERA),
CMDA-Tower II (1st Floor)
No.1-A, 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 Allandur Taluk, Kanchipuram District, Tamil Nadu.

I. The requisite particulars are hereunder :

- | | | |
|-------|--------------------------------------|--|
| (i) | Status of the Applicant | : Limited |
| (ii) | (a) Name | : Appaswamy Real Estates Ltd |
| | (b) Address | : No.3, Mangesh Street
T.Nagar, Chennai – 600 017 |
| | (c) Copy of Registration Certificate | : <u>Enclosed in Annexure 2</u> |
| | (d) Main objects | : Carry on the business of Real Estate and property Development and construction of residential and commercial complexes and apartments. |
| | (e) Names | : 1) MR.RAVI APPASAMY
2) MR.ROHIT RAVI |
| | Photographs | : Enclosed |
| | Address | : No.3, Mangesh Street
T.Nagar, Chennai – 600 017 |
| (iii) | PAN No | : AACCA8397H |

- (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 : RBL Bank Limited, Anand Business Centre No.154/55 G.N.Chetty Road, T.Nagar, Chennai 600017
- (v) Details of the Project land held by the applicant : District - Coimbatore
Taluk - Coimbatore North
Village - Vellakinar
- S.F.No. Extent in Ares
- 318/3B 2284.46 sq.mts
- FSI Area 2604.36 sq.mts
- Landmark : Govt ITI for women
- (vi) Details of approval obtained from various competent authorities for commencing the project : NOC from Tahsildar Coimbatore North PP NOC No.Pa.mu.10847/2016/A4 dated 16.09.2016
- Planning permit issued by Coimbatore LPA in No.49/A,B,C/2018 dt 20.02.2018
- Building permission by Coimbatore Corporation dated 19.05.2018
- (vii) Details of the project launched in the last Five years : Write up enclosed.
- (viii) Agency to take up external development works : Not applicable
- (ix) Registration Fee : DD No.029284 dated 24.05.2018 for Rs.52,090/- payable at RBL Bank.
- (x) Any other information the applicant may like to furnish : Nil

2. We enclose the following documents:

- i. Authenticated copy of PAN Card of the promoter along with registration certificate and partnership deed. : Enclosed
- ii. Audited balance sheet of the promoter for the preceding financial year : Enclosed
- iii. Copy of the title deed reflecting : Enclosed
- iv. Where the promoter is not the owner of the land on which development is proposed details : Agreement enclosed.

A. Building permit and sanctioned:

Plan from the competent

Authority including Fire NOC, Environmental

Clearance, NOC from Airport Authorities of India: As detailed above.

NOC from Aviation Angle, Air Headquarters

NOC from Traffic Police.

- v. The sanctioned plan and the Project Name
Project name sanctioned by : 'DELMAR'
the competent authority
- vi. Details of encumbrances on land: Nil
- vii. Plan of development works
to be executed in the proposed
project and the proposed facilities
to be provided thereof including : Enclosed.
Fire fighting facilities, drinking
Water facilities, solid and liquid
Waste management emergency
evacuation services, use of
renewable energy.

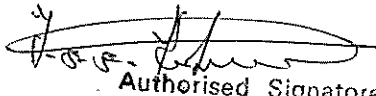
- viii. The location details of the project with clear demarcation of the land dedicated for the project along with : its boundaries including the latitude and longitude of the end points of the project. Enclosed.
- ix. Proforma of the allotment letter Agreement for sale and the : Conveyance deed proposed to be signed by the Allottee. Enclosed.
- x. The number, type and the carpet Area of the apartments for sale in the project exclusive of the area of balcony, verandah, open : terrance and other common areas if any, details to be furnished separately. Provided as per list.
- xi. The number and areas of covered Parking available in the project : Provided as per list.
- xii. The number of open parking areas available in the project. : Provided as per list.
- xiii. Details of the UDS pertaining to the project : Provided as per list.
- xiv. The names of Real Estate agents for the project. : Not Applicable
- xv. The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site : engineers, project manage-ment consultants, HVAC Consultants and Geo Enclosed.

Technical Engineers, if
any, and other professionals
or key persons, if any
associated with the
development of the
project.

xvi. Affidavit cum declaration in FORM 'B': As enclosed

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

Dated :25.05.2018
Place :Chennai

Yours faithfully,
For ~~For~~ APPASWAMY REAL ESTATES LIMITED

Authorized Signatory
T.S.S.Krishnan
Authorized Signatory

Date of Commencement	Project	Address	No. of Flats	No. of Blocks	No.of. Floors	Total Built-up Area (in SFT)	Status	Delay in its Completion	Details of cases pending	Type of Land	Payment Pending
3/5/2012	Greenville	189, RAJIV GANDHI SALAI (OMR), SHOLINGANALLUR, CHENNAI - 119	323	6	Block 1 -11 Floors, Block 2 - 11 Floors, Block 3 - 11 Floors, Block 4 - 13 Floors, Block 5 - 11 Floors, Block 5 - 11 Floors, Block 6 - 11 Floors	474786	On going		NIL	RESIDENTIAL	
2/29/2012	Brooksdale	MAHATHMA GANDHI ROAD, SRI SANKAR NAGAR, PAMMAL, CHENNAI - 75	120	2	Block 1 - 11 Floors, Block 2 - 11 Floors,	143910	Completed		NIL	RESIDENTIAL	
11/28/2013	Platina	MOUNT POONAMALLE ROAD, PORUR, CHENNAI - 16	369	7	All Block - 12 floors	517443	Completed		NIL	RESIDENTIAL	
3/20/2015	Springsvilla	AIBEA NAGAR, IST MAIN ROAD, RAJAJI NAGAR, THIRUVANMIYUR, CHENNAI - 41	3	1		11787	Completed		NIL	RESIDENTIAL	
7/8/2015	Habit@t	M.R.RADHA GARDEN ROAD, PUDHUPAKKAM, CHENNAI -	212	4	All Block - 9 floors	321216	Completed		NIL	RESIDENTIAL	
5/27/2016	Azure the Oceanic	NO.40 SOUTH CANAL BANK ROAD, R.A.PURAM, CHENNAI - 28	97	1	15 Floors	416902	On going		NIL	RESIDENTIAL	



Appaswamy

REAL ESTATES LTD

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E arel@appaswamy.com www.appaswamy.com

CIN No. U70101TN1987PLC015210

May 28, 2018

To

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

Sir,

Sub: Property comprised in S.F.No.318/3B of Vellakinar Village, Coimbatore North Taluk, Coimbatore District - 641029, within the limit of Coimbatore Corporation – Project – 'DELMAR'.

We give below the details of Architect and Licensed Surveyor for your kind perusal.

Name of Architect	: Syed Sirajul Hassan
Reg No.	CA/92/15040
Address	SIRAJ & RENU Architect & Interior Designer New No.3, Arcot Street, T.Nagar, Chennai – 600 017

Name of Structural Engineer	: Mr.S.Nagesh, B.E., (Civil) M.A.Sc., M.I.E,
Reg. No	: Structural Engineer
Address	: Class-1, Licensed Surveyor No.180 New No.15, 3 rd Cross Street, Karpagam Gardens Adyar, Chennai – 600 020.

Name of the Contractor : SELF

Thanking you

Yours faithfully

For Appaswamy Real Estates Ltd

Authorised Signatory.

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
hello@verified.realestate
+91 9996 12 9996

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.

