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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

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

Sir,

We hereby apply for the grant of registration of our Project **Aishwaryam Seniors Living Paradise - Phase II** to be set up at S. F. Nos. 183/1A1, 1A2 & 1A3, Madampatti Village, Perur Taluk, Coimbatore District, Tamil Nadu.

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 firm / societies / trust / companies / limited liability partnership / competent authority -

Company details:-

(a) Name - **Paripoorna Shelters Private Limited**

(b) Address - No. 1/22 A, Siruvani Main Road, Madampatti, Coimbatore - 641 010.

(c) Copy of registration certificate - Enclosed.

(d) Main objects - Builder for Residential, Commercial, Old Age Homes, Shelters, Senior Citizens Shelters, Real Estate Promoters, Developers, Buy, Sell or Trading of Land, Building

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

1. **MANAGING DIRECTOR - K. THANGAVELU,** Son of Mr. Karupuswamy, (PAN : AFSPT3975N) (Aadhaar No. : 3228 7681 2646) (Mobile No. : 9942299999) (Email id : md@paripoornashelters.com), aged about 49 years, residing at 1/22, Siruvani Main Road, Madampatti, Coimbatore - 641 010,



2. **DIRECTOR - T. ANANDHI**, Wife of Mr. K. Thangavelu, (PAN : AOMPA8323A) (Aadhaar No. : 8134 7722 0636) (Mobile No. : 9842669609), residing at 1/22, Siruvani Main Road, Madampatti, Coimbatore - 641 010.



(iii) PAN No. AAJCP4479L;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained in **Axis Bank Ltd.,** Thondamuthur Branch (Sol id: 1453), 513/517 Balambika Complex, Narasipuram Main Road, Coimbatore - 641 109;

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

This project is a Joint Development. This project will be developed in the land measuring 4.815 Acres which belongs to M/s. Swarnalayam Property Developers - Mr. K. Subbiah.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project Aishwaryam Seniors Living Paradise - Phase II;

Director of Town and Country Planning, Chennai vide approval No. **142/2017** dated **30.05.2017** and Planning Permission issued by Local Planning Authority, Coimbatore vide Approval No. **13('அ' முதல் 'எ')/2018** dated **12.01.2018** and Building License Approval from Madampatti Panchayat vide No. **02/2018-2019** dated **04.06.2018.**

(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.;

Project Aishwaryam Seniors Living Paradise - Phase II is our first project.

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

(ix) Registration fee by way of Online Transfer dated 28.06.2018, HDFC Bank, UTR no. 79180571869930169810 for an amount of Rs. 1,69,810/- calculated as per sub-rule (3) of rule 3;

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

a) NOC received from BDO, Geology & Mining Dept., Agriculture Dept., and Forest Dept.
b) Calculation sheet of Registration Fee.
c) Structural Stability Certificate.
d) Registration Certificate of Architect.
e) Registration Certificate of LBS.
f) Registration Certificate of Structural Engineer.
g) Original Certificate from Axis Bank Ltd.

2. 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;

1. Sale deed registered in favour of M/s. Swarnalayam Property Developers vide document no. 8345/2014 dated 15.12.2014 at the office of the Sub Registrar, Thondamuthur, Coimbatore.
2. Sale deed registered in favour of M/s. Swarnalayam Property Developers vide document no. 8346/2014 dated 15.12.2014 at the office of the Sub Registrar, Thondamuthur, Coimbatore.
3. Sale deed registered in favour of M/s. Swarnalayam Property Developers vide document no. 1083/2015 dated 16.02.2015 at the office of the Sub Registrar, Thondamuthur, Coimbatore.
4. Patta Nos. 864, 1367 & 1419.

1. General Power of Attorney executed by of M/s. Swarnalayam Property Developers, Partners - Mr. K. Subbiah and Mrs. S. Mallika in favour of Mr. K. Thangavelu & registered vide Doc. No. 4159/2018 of Book I dated 27.06.2018.

(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;

Nil.
Encumbrance Certificate Nos. 6491, 6492 & 6494 dated 25.06.2018.

(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;

Development Agreement executed on 27.06.2018 between M/s. Paripoorna Shelters Private Limited and M/s. Swarnalayam Property Developers – Mr. K. Subbiah.

(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;

Director of Town and Country Planning, Chennai vide approval No. **142/2017** dated **30.05.2017** and Planning Permission issued by Local Planning Authority, Coimbatore vide Approval No. **13('அ' முதல் 'எ')/2018** dated **12.01.2018** and Building License Approval from Madampatti Panchayat vide No. **02/2018-2019** dated **04.06.2018.**

(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;

Director of Town and Country Planning, Chennai vide approval No. **142/2017** dated **30.05.2017** and Technical Specifications.

(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;

Drinking Water	-	Borewell & Supplied by Local Panchayat.
Sewage and Drainage System	-	Sewage Treatment Plant provided in our site.
Solid & Liquid Waste management	-	Solid & Liquid Waste collected from both Apartments & Villas and disposed by village panchayat.
Use of renewable energy	-	Solar street lights and solar water heater will be provided.
Fire Fighting and Emergency Evacuation Services	-	The Fire Fighting and Emergency Evacuation Services are not applicable for this project since this project is not a Multi storied building project.

(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;

10°95'21.1"N 76°86'54.8"E

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

Draft of Allotment letter, Agreement for Sale, Construction Agreement and Sale deed.

(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;

Total No. of covered parking - 84 nos.
Total Area of covered parking - 1,338.96 Sq. Mt. (84*15.94 Sq. Mt.)

Total No. of covered Two Wheeler parking - 24 nos.
Total Area of covered Two Wheeler parking - 72.00 Sq. Mt. (24*3 Sq. Mt.)

(xii) the number of open parking areas available in the project;

Total No. of open parking - 9 nos.
Total Area of open parking - 112.50 Sq. Mt. (9*12.5 Sq. Mt.)

(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;

Nil.

(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;

1. Details of Contractor:- Own Construction.

2. Details of Architect:-
   Name : Mr. U. Damodiran
   Address : Dreams Space Tech Interiors, 62-A, Balaji Nagar, Uppilipalayam Road, Varadharajapuram, Coimbatore - 641 015
   Contact No. : +91 9944654070 / 9042670000
   Email id : hurrybab@gmail.com;
   Registration No. : CA/2012/56718

3. Details of Structural Engineer:-
   Name : Mr. S. J. Jeyaraj
   Address : Eterrno Designs, Coimbatore - 641 012
   Contact No. : +91 9952562850
   Email id : hurrybab@gmail.com;
   Registration No. : 0043/2017/Grade - II

4. Details of Site Engineers:-
   Name : Mr. M. Senthilvel
   Address : No. 31/5, Surabi Apartments, Flat No. 306, PNR Layout, Trichy Road, Sungam, Coimbatore - 641 018
   Contact No. : 9894017840
   Email id : ceo@paripoornashelters.com;

(xvi) a declaration in FORM 'B'.

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

Dated: 28.06.2018

Place: Coimbatore

Yours faithfully,

For PARIPOORNA SHELTERS (P) LTD,

MANAGING DIRECTOR

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.