

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.

FORM 'A'

{See Rule 3(2)}

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Office of the TNRERA
1st Floor Tower II, CMDA
No.1-A, Gandhi Irwin Road, Egmore
CHENNAI 600 008.

Sir

We hereby apply for the grant of Registration of our project to be set up at Singanallur Village, Coimbatore Taluk, Coimbatore District, Tamil Nadu State.

1. The requisite particulars are as under:-

- (i) Status of the Applicant : Private Limited Company
a) Name of Company : Patteeswara Developers India P Ltd
b) Address : 11-A, Sowripalayam Road,
Ramanathapuram
Coimbatore 641 045.
c) Copy of Regd. Certificate : Enclosed
d) Main objects : Promotion of Residential Flats
e) Name & Add. of Director : **U. SOMASUNDARAM**
Cell No. 98429 49724
2-G, Sowripalayam Road
Ramanathapuram
Coimbatore 641 045.



- (ii) PAN No. **AAECP1160D**
(iii) 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 : **STATE BANK OF INDIA**
SME BRANCH,
Coimbatore 641 045.
(iv) Details of project land held by the applicant:
In Singanallur Village, S.F.No.273/2, Coimbatore District.
(v) Details of Approval obtained from Various Competent Authorities for commencing the Project:
Local Planning Authority renewal order
No.3171/2016/LPA-2 dated 04.11.2016
Coimbatore Municipal Corporation Building License No.
490/2013/MH2/E dated 02.01.2017



- (vi) Brief Details: We are one among the quality promoter and have developed more than 7 projects all has been completed in time and handed over to the purchasers. There is no delay in completion and no pending of payment etc., in our projects.
- (vii) We are Self developing the all the projects.
- (viii) Registration fee by way of NEFT vide **UTR No. SBIN418138727128** on **16.05.2018 for Rs.77,480/-**

We also enclose the following documents namely

- (i) Authenticated copy of the PAN card of the promoter.
- (ii) Audited balance /tax returns for preceding 3 years
- (iii) Copy of Title deed
- (iv) Encumbrance certificate.
- (v) LPA order/Building license copy
- (vi) Approved Building and Site plan copy
- (vii) Location map with demarcation.
- (viii) Proforma of Allotment letter, Sale Agreement & Sale Deed.
- (ix) Area details of Flats
- (x) Covered/open parking details
- (xi) Details of UDS
- (xii) A declaration in FORM; B

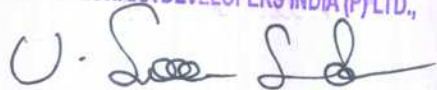
We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated:16.05.2018

Place:COIMBATORE



Yours faithfully

For PATTEESWARA DEVELOPERS INDIA (P) LTD.,

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

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
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.

