

RE

REGULATORY RECORD

RERA Document

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To

The Real Estate Regulatory Authority

Chennai

4615

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Vellakinar Village Coimbatore District Tamil Nadu State.**

1. The requisite particulars are as under:-

(i). Status of the Applicant : **Partnership Firm**

(ii) (a) Name : **Marutham Developer**

(b) Address: **No.47A Ground floor, North Azhagesan Main road, Saibaba colony, Coimbatore – 641 011**

Ph:0422-2431632 /0422- 2440632

coimbatore@maruthamgroup.com

(C) Copy of Registration certificate : **Enclosed**

(d) Main Objects : **Development of Residential Appartment**

(e) Name, Photograph and address of the Partners

Sl. Name	Addresss
1 R.Rajendran	No.32 (New No.11) 1st street, Ganga Nagar, Kodambakkam, Chennai-600 024
2 RM.Ghanesh	5A, First floor, Subbayan street Extension, K.K.pudur, coimbatore – 641 038
3 V.Venkataraman	383, Sowripalayam, coimbatore – 641 028
4 SP.Ramasamy	mahilampoo Apartment, 130/11, Flat 4B, Chinnammal Street Extn, Coimbatore 641 038



Mr.R.Rajendran

Partner



Mr.RM.Ghanesh

Partner



Mr.V.Venkataraman

Partner



Mr.SP.Ramasamy

Partner

For **MARUTHAM DEVELOPER**

Partner

(iii) PAN NO. AAJFM4086D Enclosed

(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 **Indian Overseas Bank, Ramalinga Nagar Branch (0066), 28, A N S Ramaswamy Road, Ramalinga nagar, Coimbatore 641 011**

CURRENT ACCOUNT NUMBER: 006602000003044

(V) Details of the project land held by the Applicant

In Coimbatore Registration District, in Gandhipuram Sub Registration District, in Coimbatore North Taluka, in No. 19, Vellkinar Village, The Total Extent of the site is 34326.99 sft rounded off to 34326 Sft or 78.80 cents situated in G.S.Nos.244/2B2 and 245/1. The patta Bearing Numbers 32 & 595. The Property is situated in Coimbatore City Municipal Corporation Limits.

Address of the Project : Marutham Coconut Grove G.s.No.s 244/2B2, 245/1, Uzhaippalar Street, Velakinar Village, Coimbatore – 641 029, Tamil Nadu.

(Vi) Details of Approval obtained from Various Competent Authorities for commencing the Project.

1. Local Planning Authority, coimbatore : Approval Number : 99 /2017 dt 19.5.2017

2. Coimbatore City Municipal corporation Under Licence Number: BA/0026/2018/MH3/N, BL/0293/2019/MH3/N dt 09/04/2019.

(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.

1.Marutham Grand (Completed Project): Period 19.9.2011 to 31.3.2013

Land situated at Coimbatore – 641 025 In S.F.No.227/1 (part) at Kavundapalayam village and Coimbatore City Municipal Corporation.

Total area of Project : 979.25 Sq. mt FSI Area : 1762.56 Sq.mt Total No of Flats : 24

Project Status : Completed and Handed over

2. Marutham Galaxy (Completed Project) : period- July 2013 to July 2015

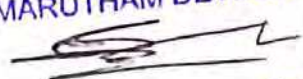
Land situated at Coimbatore 641 029 in G.S.No:371/7A (Part) of Vellakinar Village, Coimbatore City Municipal Corporation .

Total area of Project : 6950 Sq.mt, FSI Area : 12505.53 Sq.mt Total No of Flats : 154

Project Status : Completed and Handed over

3. Marutham Bhaghya (Ongoing Project) (Period May 2017 to July 2020)

Land Situated at Coimbatore G.S. No .325/2A, 2B & 2C), Sanganur Village, Ramalinga Nagar IV Street Extension,K.K. Pudur, Coimbatore – 641 038.

For MARUTHAM DEVELOPER

Partner

Total area of Project : 4048.33 Sq.mt FSI Area: 7091.40 Sq.mt Total Flats : 60 Flats

Project Status : Under construction

(viii) Agency to take up external development works : **Self Development**

(ix) Registration fee by way of a **RTGS** dated **01/07/2019** on Indian Overseas Bank bearing **UTR No.IOBAN19182697436** for an amount of **Rs.1,14,501/-** calculated as per sub-rule (3) of rule 3;

(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 : **Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year : **Enclosed**
- (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: **Enclosed**
- (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 : **Enclosed**
- (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; **NA**
 - (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; **Enclosed**
- (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: **Enclosed**
- (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;

For **MARUTHAM DEVELOPER**



Partner

1. Fire-Fighting Facilities - Fire Extinguisher will be provided
 2. Drinking Water Facilities – Corporation water supply will be provided
 3. Liquid waste management – STP is provided
 4. Solid waste Management – Will be segregated and will be handed over to corporation
 5. Emergency evacuation services - Stairs
 6. Use of Renewable energy - Solar water heater supply for each flat (only for common toilet)
- (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; **Enclosed**
- (ix) Proforma of the Allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Enclosed**
- (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 : **Enclosed**
- (xi) the number and areas of covered parking available in the project: **NA**
- (xii) the number of open parking areas available in the project: **58 Open carparking in the Project.**
- (xiii) details of undivided shares pertaining to the project: **Enclosed**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NA**
- (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; **Enclosed**

FOR MARUTHAM DEVELOPER



(Signature)

(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:01/07/2019

Place: Coimbatore

Yours faithfully,

For MARUTHAM DEVELOPER



Partner

COMPANY NAME & ADDRESS DETAIL

COMPANY NAME : **MARUTHAM DEVELOPER**

ADDRESS : **NO. 47A, GROUND FLOOR
NORTH AZHAGESAN MAIN ROAD
SAIBABA COLONY, COIMBATORE – 641 011.**

CONTACT NO : **0422 – 2440632**

MAIL – ID : **coimbatore@maruthamgroup.com**

MAIN OBJECTIVES : **DEVELOPMENT OF RESIDENTIAL APPARTMENT**

For MARUTHAM DEVELOPER



Partner

COMPANY NAME : MARUTHAM DEVELOPER

Project Name: Marutham Coconut Grove

Name, Address and contact details of Partners

- 1 R.Rajendran ✓ No.32 (New No.11) 1st street, Ganga Nagar, Kodambakkam, Chennai-600 024
Contact No: 0422-2440632 Email Id:coimbatore@maruthamgroup.com
Ph:98409 23805 ✓
- 2 RM.Ghanesh ✓ 5A, First floor, Subbayan street Extension, K.K.pudur, coimbatore – 641 038
Contact No: 0422-2440632 Email Id:coimbatore@maruthamgroup.com
Ph:98422 - 33705 ✓
- 3 V.Venkataraman 383, Sowripalayam, coimbatore – 641 028
Contact No: 0422-2440632 Email Id:coimbatore@maruthamgroup.com
Ph:92444-01632
- 4 SP.Ramasamy mahilampoo Apartment, 130/11, Flat 4B, Chinnammal Street Extn,
Coimbatore 641 038
Contact No: 0422-2440632 Email Id:coimbatore@maruthamgroup.com
Ph:94443 - 35126
Email ID: ramasamysp@rediffmail.com

For MARUTHAM DEVELOPER



Partner

COMPANY NAME : MARUTHAM DEVELOPER

Project Name: Marutham Coconut Grove

Name, Photographs, Address and contact details of Partners

- | | |
|------------------|--|
| 1 R.Rajendran | No.32 (New No.11) 1st street, Ganga Nagar, Kodambakkam, Chennai-600 024
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Coimbatore 641 038
Contact No: 0422-2440632 Email Id:coimbatore@maruthamgroup.com |



Mr.R.Rajendran

Partner



Mr.RM.Ghanesh

Partner



Mr.V.Venkataraman

Partner



Mr.SP.Ramasamy

Partner

For MARUTHAM DEVELOPER

Partner

COMPANY NAME : MARUTHAM DEVELOPER

PROJECT ADDRESS :

Project Name: Marutham Coconut Grove

G.S.Nos 244/2B2, 245/1,

Uzhaippalar Street,

Velakinar Village,

Coimbatore – 641 029,

Tamil Nadu.

For MARUTHAM DEVELOPER



Partner

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.

