

RE

REGULATORY RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

5915

The Real Estate Regulatory Authority, Tamilnadu,
No.1A, 1st Floor
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008



Sir/Madam,

I, Jitendra Kumar M Bafna proprietor of PRJ INFRA, having office at No.218/3b Brindaban building, 3rd floor, T.V.Swamy road, R.S.Puram Coimbatore -641002 hereby apply for the grant of registration of LUXURY ABODE, a multi storied building at 237/238, T.V.Swamy road, R.S.Puram Coimbatore -641002 which is in joint venture with the absolute and lawful land owner, Mrs. S.Subbulakshmi, who resides at 238, T.V.Swamy road, r.s.puram, Coimbatore - 641002

1. The requisite particulars are as under:-

- (i) Status of the applicant: Company (proprietorship)
(ii) In case of Company-

- a) Name : PRJ INFRA
b) Address: No.218/3b Brindaban building, 3rd floor, T.V.Swamy road,
R.S.Puram, Coimbatore - 641002
Email: jkmbafna@gmail.com/bengani.sreyans@gmail.com
Contact No: +91 9360070000/ 0422- 2392182
c) Copy of registration Certificate: GST No. -33AHJPB9828R2ZO (Copy
enclosed – **Annexure - I**)
d) Main Objects: Construction and Real Estate
e) Name, photograph and address of Proprietor.

Jitendra Kumar M Bafna
37-6, Logmamanya road east
R.S.Puram,
Coimbatore – 641002
Tamilnadu
Email: jkmbafna@gmail.com
Contact No: +91 9360070000/ 0422- 2392182



S.Subbulakshmi

For P.R.J. Infrac

For P.R.J. INFRA

Jitendra M. Bafna
Proprietor

Name, photograph and address of individual (Land owner (joint venture)) -

Name - S. Subbulakshmi,
Address -
238, T.V.Swamy road,
R.S.Puram
Coimbatore - 641001
Phone - 9843033393
Email - vidhvi@yahoo.com



- (iii) PAN card No: Jitendra Kumar M Bafna - AHJPB9828R
PAN card No: S. Subbulakshmi, - ALJP3148R
(Copy Enclosed - **Annexure II**);

- (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:

Corporation Bank,
No.816, Oppankara street, Coimbatore-641 001,
Tamil Nadu; (Bank Certificate Enclosed - **Annexure iii**)

- (v) Details of Project Land held by the applicant;

- A. Land situated at, (New) T.S.Nos. 1096 & 1097 (Old) T.S.Nos. 7/3212, 3214, 3215, 3216 at 237&238, Thiruvenskatswamy road east, R.S.Puram, Coimbatore - 641002 within the limits of Coimbatore corporation.

(vi)(a) **Registration Applied for**

Construction of single tower multi storied building stilt + nine floors with 18 Dwelling units Within the limits of Coimbatore Corporation.

- (vi) Details of approval obtained from various competent authorities for commencing the project:

- a. LPA Planning Permit No. 173a,aa,e/2019 in letter No.2422/2018 Dated 09.08.2019
(Copy Enclosed - **Annexure IV**)

For P.R.J. Infrac

S.Subbulakshmi

For P.R.J. INFRAX
Jitendra M. Bafna
Proprietor

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b. Coimbatore Corporation Building Permission No.BL/0584/2019/MH1/W Dated 12/10/2019 (Copy Enclosed-Annexure V)

(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. – nil

(viii) Agency to take up external development works: Coimbatore Corporation

(ix) Registration fee by way of NEFT from Corporation bank dated 17/10/2019 Vide UTR Reference No 000141303367 for an amount of Rs.88,855.20/-(Rupees Eighty eight thousand, eight hundred fifty five and twenty paise only) calculated as per sub-rule (3) of rule 3; (Statement of Calculation of Fee Enclosed- **Annexure VI**)

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

2. We enclose the following documents namely:-

(i) authenticated copy of the PAN card of the promoter and land owner; (Copy Enclosed –**Annexure III**)

(ii) audited balance sheet of the promoter for the preceding financial year; and letter of land owner for no income tax returns audited balance sheet (Copy Enclosed – **Annexure VII**)

(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; (Copy of old and new Patta– **Annexure VIII**)

(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; (EC Enclosed – **Annexure IX**)

(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; (Copy of GPA & joint venture agreement – **Annexure X**)

For P.R.J. Infrax

S.Subbulakshmi

For P.R.J. INFRAX

Intender: M. Bayra

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; (**Annexure V&VI**)

- (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 – **Annexure XI**)
- (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, (Enclosed – **Annexure XII**)
- (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;

A. 8131 square feet (18 cents and 290 sq ft) comprised in site no. 28, Old T.S.Nos. 7/3212, 3214(new T.S. Nos 1096) in old ward 19 (new ward no H(8)),Old block no 14 (new block no 29) at 238, Thiruvengkatswamy road east, R.S.Puram, Coimbatore – 641002 within the limits of Coimbatore corporation

North of – 70 feet wide thiruvengkatswamy road
East of – block 14 & site no.27 (New T.S No – 1097)
West of – block no 14 & site no 17 (New T.S.No – 1095/1)
South of – 14th block & site no 7 (New T.S.No – 1098)

Measurements –

South to north on East side - 173 feet
South to north on West side - 173 feet
East to west on North side - 47 feet
East to west on South side - 47 feet

B. 8131 square feet (18 cents and 290 sq ft) comprised in Site no 27, Old T.S.Nos. 7/3214,3215,3216 (new T.S. Nos 1097) in ward 19 (New ward no. H (8)), block no 14 (New block no. 29) situated at 237, Thiruvenskatswamy road east, R.S.Puram, Coimbatore – 641002 within the limits of Coimbatore corporation, VIDE sale deeds dated 12/04/1951 registered as documents no 2943/1951 for the first half share in site no. 28 and second half release deed no. 7054/1962 dated 30/10/1962 in at the office of the Sub-Registrar, Coimbatore.

For P.R.J. Infrax

For P.R.J. INFRA

Titel: M. Bafta
Proprietor

S.Subbulakshmi

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North of – 70 feet wide thiruvengkatswamy road
 East of – block 24 & site no.28 (New T.S No – 1098)
 West of – A.S.Srinivasa Rao's house (New T.S.No – 1096)
 South of – T.V.V Iyer (New T.S.No – 1078/3)

Measurements –

South to north on East side – 173 feet
 South to north on West side - 173 feet
 East to west on North side – 47 feet
 East to west on South side – 47 feet

The total combined land in the above mentioned totals to 16,262 Sq ft.(37 cents and 144.8 sq ft) and measures as

South to north on East side – 173 feet
 South to north on West side - 173 feet
 East to west on North side – 94 feet
 East to west on South side – 94 feet

Site coordinates – latitude 76 57 12.368, longitude -11 00 40.393,
 (Google Image Copy Enclosed – **Annexure XIII**)

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (Copy Enclosed – **Annexure XIV**)
- (x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; (Enclosed – **Annexure XV**)
- (xi) the number and areas of garage for sale in the project - nil
- (xii) the number of open parking areas available in the real estate project – 29 (open) + 20 (covered) Total - 49
- (xiii) the names and addresses of his real estate agents, if any, for the proposed project -nil
- (xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

For P.R.J. Infrax

For P.R.J. INFRAx

J. Srinivas Rao
 Proprietor

S.Subbulakshmi

x S. Srinivas Rao 16

- a) K. Jamal Mohideen, B.Arch.
Registered Architect- CA/83/07/686
 New No.15, 54th street,
 Ashok Nagar, Chennai – 600 083.
 Corporation of Chennai – R.A. 116
 Mobile: +91 98400 98425
 E-mail: rjarchitects@gmail.com
- b) S. DILIPARAJAN, M.E. (Structural engineer)
Structural Engineer, License Surveyor – Class I
 License No: 1797
 Chief structural consultants
 Jehovah king consultants (P)LTD,
 Module No- 15, First floor,
 Garment complex, SIDCO Industrial estate,
 Guindy
 Chennai – 600 032.
 Mobile: +91 94440 24764
 E-mail: jkec.chennai@gmail.com
- c) Sreyans Bengani – Site engineer & Civil works **Contractor**
 80/6, Bafna view,
 Lokmanya street, east,
 R.S.Puram
 Coimbatore - 641 002
 Mobile:+91 9629829030
 E Mail: bengani.sreyans@gmail.com

(xv) a declaration in FORM 'B'. (Enclosed – **Annexure XVIII**)

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

Dated: 17-10-2019

Place : Coimbatore

For PRJ INFRA

Yours faithfully,
 S.Subbulakshmi

For P.R.J. INFRA

J. Arachan
 Proprietor

* S. Arachan 17/10/2019

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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,
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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.

