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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

VSK HOUSING INDIA

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Tamilnadu Real Estate Regulatory Authority (TNRERA),

1st Floor, No.1A, 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 Coimbatore north Taluk, Coimbatore District Tamilnadu State.

1. The requisite particulars are as under:-

i. Status of the applicant – Partnership Firm.

ii. In case of firm:

a) Firm name : VSK HOUSING INDIA

b) Address : 1/11, 1st floor, KS Complex, TVS Nagar, Thadagam Road, Coimbatore – 641 025.

c) Copy of Registration certificate: Enclosed.

d) Main objects : The Business of the firm shall be Real Estate, Building construction, Interior, Exterior Works & Property Developers. The Firm may also carry on any other Business or business Considered Profitable by the partners.

1) K Ravi
2) R Sivakumar
3) S. Kalyan.
4) P. Vijay
5) P. Saravanan.

1) Arun Kumar Varadarajan
2) Meenakshi Mahesvaran
3) K Vijay
4) Geetha Jakkal

Regd. Office : 5/405 - 4 A,
Sanjeeve Nagar, Pannimadai,
Coimbatore - 641 017.

Communication Address : No. 1/11, First Floor,
K.S. Complex, Thadagam Road, TVS Nagar,
Coimbatore - 641 025.

Phone : 0422 2403388
E-mail : info@vskhousingindia.com
Web : www.vskhousingindia.com

e) Name, photograph and address of Partners

S.No.	Name and Photo	Ownership	PAN No.	Passport No	Aadhar No	DOB	Address / Mail ID
1	**K.Peachiappan** 	Managing Partner	AIAPP5456D	H6950530	2687 8519 3671	03.03.1968	No.218G, Marutha Konar Street, Velandipalayam, Coimbatore-641 025 Mail. Vskinterior@gmail.com
2	**P.Vijayalakshmi** 	Partner	AHJPV5453A	--	7353 6147 8861	20.09.1972	No.218G, Marutha Konar Street, Velandipalayam, Coimbatore-641 025. Saravanawoodendoors @gmail.com
3	**S.Vinoth Kumar** 	Partner	AMRPV8335N	--	7278 6459 9594	21.03.1983	No.1D, Palm Christ apartments, Subbathal Layout, Rathinapuri, Coimbatore – 641 027 vinutryme@gmail.com

VSK HOUSING INDIA

1) 2) 3) 4) 5)

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4	**P.Vignesh** 	Partner	ATMPV8248A	--	3089 2040 6944	27.10.1991	No.218G, Marutha Konar Street, Velandipalayam, Coimbatore-641 025. Vickyatme@gmail.com
5	**P.Saravanan** 	Partner	FDQPS6260C	--	9992 7608 8777	08.09.1994	No.218G, Marutha Konar Street, Velandipalayam, Coimbatore-641 025 Saravanan.p@vskhousingindia.com

e) Name, photograph and address of Landowners

S.No.	Name and Photo	Ownership	PAN No.	Passport No	Aadhar No	DOB	Address / Mail ID
1	**Anur Santhi Vanavarayar** 	Land Owner	ACPPV6374B	--	3365 3198 3736	18.06.1944	No. 13/14, Palace, Samathur, Pollachi Taluk, Coimbatore-642 123. Harikrishnanlcs@gmail.com

1) 2) 3) 4) 5)

Anur Santhi Vanavarayar
Meenakshi Mahalingam
Geetha Venkat

VSK HOUSING INDIA

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2	**Meenakshi Maheshwaran** 	Land Owner	AQJPM9148E	--	2278 7644 2707	20.01.1969	No. 8, NKPM Lay-out, Red Fields, Kamaraj Road, Coimbatore-641 018. Jebaraja15@gmail.com
3	**K. Venkatasubramanian** 	Land owner	ABSPV1154F	--	9606 3146 1584	27.03.1953	No. 325, Indira Nagar, Nanjundapuram Road, Coimbatore-641 036. Kvs geetha@yahoo.co.in
4	**Geetha Venkat** 	Land Owner	AMZPG3362J	--	7725 8772 8293	10.02.1955	No. 325, Indira Nagar, Nanjundapuram Road, Coimbatore-641 036 Kvs geetha@yahoo.co.in

VSK HOUSING INDIA

Amsa Santhi Vanavenyan
Meenakshi Maheswaran
Geetha Venkat

1) K. Ramesh
2) [illegible]
3) [illegible]
4) [illegible]
5) P. Sampath

iii. PAN No. **AANFV7611D**;

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 - Annexure – 3 Enclosed.

Bank	:	Karur Vysya Bank ,
Ac No	:	160513500007212
Name	:	VSK HOUSING INDIA – VSK'S ASHWATTHA RERA ACCOUNT
Branch	:	Vadavalli Branch, Coimbatore;

v. Details of project land held by the applicant –Joint Development Agreement
Land Owner - Anur Shanthi Vanavarayar, Meenatchi Maheshwaran, K.Venkatasubramanian, Geetha Venkat
Developer - VSK HOUSING INDIA; Enclosed

vi. Details of Approval obtained from Various Competent Authorities for commencing the Project:

DTCP Chennai	: 57/2013 dated: 04.03.2013 Enclosed
LPA Coimbatore	: 145/2017 Dated: 07.07.2017 Enclosed
Coimbatore Corporation	: BA. No.: BA/0954/2017/MH2/E. Enclosed
	: BL. No.: BL/0030/2018/MH2/E.

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.:

S.No	Project Name	Address	No.of Units	Commencement	Completion	Remarks
1.	VSK's Aksharam Apartment	No.9,10 & 11, KNG Pudur, GN Mills, Coimbatore – 641029.	16	August 2015	September 2017	Nil
2.	VSK's Aayushman Apartment	SF. No. 405/2A21 & 2A2, Sri Alamelu Nagar, TVS NAGAR, Coimbatore – 641 025.	40	January 2017	March 2018	Nil

viii. Agency to take up external development work Local Authority (exact Authority in any agreement to the Authority) / Self Development; - **Not Applicable**

ix. Registration fee by way of a RTGS dated 23.11.2018 for an Amount of Rs.2,52,827/- calculated as per sub-rule (3) of rule 3; Bank letter - **Enclosed**

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

Thiru Santhi Vanavarayar
Meenakshi Maheswaran
Geetha Venkat

1) 2) 3) 4) 5)

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HOUSING INDIA

2. We enclose the following documents in triplicate, namely:-

i. Authenticated copy of the PAN card of the promoter; - **Enclosed – Annexure - 2.**

ii. Audited balance sheet of the promoter for the preceding financial year; - **Enclosed Annexure 12.**

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 Annexure – 13.**

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**

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; - **Joint Development agreement enclosed – Annexure 16.**

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 – Annexure 4, 5 & 6..**

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; Enclosed

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; **Google Map Enclosed – Annexure – 17.**

ix. Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Enclosed – Annexure – 7, 8 & 9.**

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 Annexure - 10.**

1)
2)
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4)
5)

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xi. the number and areas of covered parking available in the project ;-
Enclosed - 67 nos(840.85 Sq. Mt)

xii. the number of open parking areas available in the project;
Enclosed – 18 NOs. (225.9 Sq. Mt.)

xiii. Details of Undivided Shares pertaining to the project; - **Enclosed – Annexure - 10**

xiv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **Not Applicable.**

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; - **Not Applicable – Annexure 18.**

xvi. a declaration in FORM 'B'. – **Enclosed Annexure – 15.**

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

Dated:26.10.2018
Place: Coimbatore
Yours faithfully,
For VSK HOUSING INDIA

PARTNER

1)
2)
3)
4)
5)

Amt Santhi Varadarajan
Meenakshi Maheswaran
Radhakrishnan

DETAILS OF THE ARCHITECT AND STRUCTURAL ENGINEER

	STRUCTURAL ENGINEER	ARCHITECT
Name	**P.SENTHIL KUMAR,**	AR .T.JOHN YOGARAJ,
Qualification	**M.E., (Struct), A.I.V.,**	B.ARCH
Organization name	**"THE DESIGN ONE"**	Classique Building Engravers
Membership no.	**Chartered Engineer-Membership No** : AM092099-4	**Chartered Architect-Membership No** : CA 2000/26960
Years of experience	FROM AUGUST 2000 18 YEARS	18 YEARS
Address	"THE DESIGN ONE" Civil and Structural Consultancy 30A, First floor, Kalidas road, Ram nager,Coimbatore-641 009. Ph – 97866 00478, 98422 60478, Landline: 0422-4373478 E-mail: **thedesignone2000@gmail.com** **thedesignone2014@gmail.com**	Classic Building Engravers 2nd Floor, Saroj Chathuram, No.244 (Old 232), Azhagesan Road, Saibaba Colony, Coimbatore – 641 011. E-mail: Classiq2k17@gmail.com

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

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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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.