

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
APPLICATION FOR REGISTRATION OF PROJECT

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
IIIrd Floor (East Wing), CMDA,
Thalamuthu-Natarajan Maaligai
No.1, Gandhi Irwin Road, Egmore
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of 44 Row Houses and proportionate share in the common areas in the project "Sobha Verdure" to be set up at Survey nos. 478 / 1 , 478 / 4 and 478 / 5A Of Veerakeralam Village, Perur Taluk, Coimbatore District, Tamil Nadu. We hereby apply for the grant of registration of EWS - 20 Apartments and proportionate share in the common areas in the project "Sobha Verdure" to be set up at Survey nos. 489 / 1A(P) and 489 / 1B(P) Of Veerakeralam Village, Perur Taluk, Coimbatore District, Tamil Nadu.

1	The requisite particulars are as under:-	
	APPLICANT 1	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Public Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	SOBHA LIMITED
b)	Address	Registered Office at 'SOBHA' Sarjapur-Marthahalli Outer Ring Road (ORR) Devarabisanahalli, Bellandur Post Bangalore – 560103 Karnataka, India
c)	Copy of registration certificate	Attached as Annexure 1a
d)	Main objects	Attached as Annexure 2a (Memorandum of Association)

e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	Mr. N.K.Balasubramanian Asst. General Manager Authorized Person
	Photograph	
	Contact	Tel : 0422 - 4033301
	Address	Sobha Limited Third Floor, Vetri Tower, Opp. CSI Girls Higher Sec. School, 1020, Avinashi Road, Near VOC Park, Coimbatore - 641 018, Tamilnadu State
f)	PAN No.	AABCS7723E
	APPLICANT 2	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Private Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	Sri Kanakadurga Property Developers P. Limited
b)	Address	Registered Office at No.115, First Floor, Kothari Building, M.G.Road, Nungambakkam, Chennai - 600 034

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c)	Copy of registration certificate	Attached as Annexure 1b
d)	Main objects	Attached as Annexure 2b (Memorandum of Association)
e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	Mr. M.Sudhakar Director
	Photograph	
	Contact	Tel : 044-28331901
	Address	No.115, First Floor, Kothari Building, M.G.Road, Nungambakkarm, Chennai - 600 034
f)	PAN No.	AAKCS7548A
(iii)	Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	APPLICANT 1 Axis Bank No. 9, M. G. Road, Block A, Bangalore - 560001
(iv)	Details of project land held by the applicant	Survey nos. 478 / 1 , 478 / 4 & 478/5A Of Veerakeralam Village, Perur Taluk, Coimbatore District, Tamil Nadu.
(v)	Details of Approval obtained from Various Competent Authorities for commencing the Project	

LAYOUT APPROVAL 1. Proceedings from LPA : 8688/2011/LPA-1 03.07.2015 2. Planning Permit - 111/A to H, 03.07.2015 3. Coimbatore Corporation approval : BA/0518/2018MH1/W 03.01.2019 ROW HOUSES APPROVAL - Attached as ANNEXURE 12		
(vi)	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.	Attached as Annexure 3
(vii)	Agency to take up external development works _____ Local Authority (exact Authority or any Agreement to the Authority) / Self Development;	Self Development
(viii)	Registration fee by way of a demand draft dated 20.03.2019 drawn on AXIS BANK LTD bearing no. 163445 for an amount of Rs.1,73,070 /- calculated as per sub-rule (3) of rule 3; and Registration fee by way of a demand draft dated 04.04.2019 drawn on AXIS BANK LTD bearing no. 163620 for an amount of Rs.10,180 - calculated as per sub-rule (3) of rule 3;	
(ix)	Any other information the applicant may like to furnish.	
2	we enclose the following documents in triplicate, namely:-	
(I)	Authenticated copy of the PAN card of the promoter;	Attached as Annexure 4a - SL Annexure 4b - SKPDPL
(II)	Audited balance sheet of the promoter for the preceding financial year.	Attached as Annexure 5a -SL Annexure 5b - SKPDPL
(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;	Attached as Annexure 9
(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;	Attached as Annexure 10
(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;	Attached as Annexure 11

(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 12b - Building Permit Annexure 12c - Planning Permit Annexure 13a - Sanctioned drawings
(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;	Annexure 13a - Sanctioned drawings Annexure 13b - 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;	Attached as Annexure 14
(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;	Attached as Annexure 15
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure 16 - Allotment letter Annexure 16 - Sale Agreement Annexure 16 - Construction Agreement Annexure 16 - Conveyance 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;	Attached as Annexure 17
(xi)	The number and areas of covered parking available in the project;	As per drawing
(xii)	The number of open parking areas available in the project;	
(xiii)	Details of undivided shares pertaining to the project;	Attached as Annexure 18
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	

(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;	Attached as Annexure 19
(xvi)	A declaration in FORM 'B'.	Attached as Annexure 20
3	I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.	

Dated: 20.03.2019

Place: Coimbatore

Yours faithfully,

For SOBHA LIMITED

Authorised Signatory

APPLICANT

vi) 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.

Sl. No	Project Name	Type	Address of Project & Location & City	Current Status	Details of type of land
I	Completed Projects				
1	Sobha Estate	Plotted Development	Nadanahalli, Mysore	Completed	Residential
2	Sobha Landscape	Plotted Development	IVC Road, Devanahalli	Completed	Residential
3	Sobha West Hill - Part A	Villas	Veerakeralam, Coimbatore	Completed	Residential
4	Sobha West Hill - Part B	Villas	Veerakeralam, Coimbatore	Completed	Residential
5	Sobha Meritta	Apartments	Vandalur-Kelambakkam Main Road, Pudhupakkam, Tiruporur Taluk, Kanchipuram District	Completed	Residential
6	Sobha Serene	Apartments	VGN Narmadha Enclave Road, Sennerkuppam Road	Completed	Residential
7	Sobha Morzaria Grandeur	Apartments	Diary Circle, Bangalore	Completed	Residential
8	Sobha Evergreens	Plotted Development	Tambaram, Chennai	Completed	Residential
9	Sobha Forest View - Cedar	Apartments	Uttarahalli Hobli, Bangalore	Completed	Residential
10	Sobha Forest View - Ebony	Apartments	Uttarahalli Hobli, Bangalore	Completed	Residential
11	Sobha Forest View - Alder	Apartments	Uttarahalli Hobli, Bangalore	Completed	Residential
12	Sobha City - Santorini 1	Apartments	Thanisandra Main Road, Bangalore	Completed	Residential
13	Sobha City - Santorini 2	Apartments	Thanisandra Main Road, Bangalore	Completed	Residential
14	Sobha Palladian	Apartments	HAL Road, Yamlur	Completed	Residential
15	Sobha Retreat	Plotted Development	Jettihundi, Mysore	Completed	Residential

Sl. No	Project Name	Type	Address of Project & Location & City	Current Status	Details of type of land
16	Sobha Jade	Apartments	Sobha City, Thrissur	Completed	Residential
17	Sobha Dream Acres - Rain Forest Wing 7, 8 and 13	Apartments	Balagere, Bangalore	Completed	Residential
18	Sobha Dream Acres - Rain Forest Wing 9,10 and 14	Apartments	Balagere, Bangalore	Completed	Residential
19	Sobha Dream Acres - Rain Forest Wing 12	Apartments	Balagere, Bangalore	Completed	Residential
20	Sobha Arena - The Park (Block 2)	Apartments	Kanakapura Road, Bangalore	Completed	Residential
21	Sobha Orion	Apartments	Kondhwa Pune	Completed	Residential
II	Ongoing Projects				
A	Bangalore				
1	Sobha Indraprastha	Apartments	Gopalapura, Bangalore	Ongoing	Residential
2	Sobha Palm Court	Apartments	Yelahanka, Bangalore	Ongoing	Residential
3	Sobha Avenue	Apartments	Whitefield, Bangalore	Ongoing	Residential
4	Sobha Valley View - Heritage	Apartments	Hosakerehalli, Bangalore	Ongoing	Residential
5	Sobha Clovelly	Apartments	Padmanabhanagar, Bangalore	Ongoing	Residential
6	Sobha Arena - The Plaza (Block 3)	Apartments	Kanakapura Road, Bangalore	Ongoing	Residential
7	Sobha Arena - The Square (Block 4)	Apartments	Kanakapura Road, Bangalore	Ongoing	Residential
8	Sobha Arena - Pebble Court (Block 1)	Apartments	Kanakapura Road, Bangalore	Ongoing	Residential
9	Sobha 25 Richmond	Apartments	Langford Town, Bangalore	Ongoing	Residential
10	Sobha Morzaria Grandeur 2 (W1)	Apartments	Diary Circle, Bangalore	Ongoing	Residential

Sl. No	Project Name	Type	Address of Project & Location & City	Current Status	Details of type of land
11	Sobha City - Casa Paradiso Block 4	Apartments	Thanisandra Main Road, Bangalore	Ongoing	Residential
12	Sobha Silicon Oasis Phase 1 Wing 1, 2, 3, 4, 5 & 6	Apartments	Hosa Road, Bangalore	Ongoing	Residential
13	Sobha Silicon Oasis Phase 2 Wing 7	Apartments	Hosa Road, Bangalore	Ongoing	Residential
14	Sobha Silicon Oasis Phase 3 Wing 8	Apartments	Hosa Road, Bangalore	Ongoing	Residential
15	Sobha Silicon Oasis Phase 4 Wing 9	Apartments	Hosa Road, Bangalore	Ongoing	Residential
16	Sobha Silicon Oasis Phase 5 Wing 10 & 11	Apartments	Hosa Road, Bangalore	Ongoing	Residential
17	Sobha Silicon Oasis Phase 6 Block 2 and 3 (Row house No. 1 to 8 & 11 to 17)	Apartments	Hosa Road, Bangalore	Ongoing	Residential
18	Sobha Silicon Oasis Phase 7 Block 2 and 3 (Row House No. 9, 10)	Apartments	Hosa Road, Bangalore	Ongoing	Residential
19	Sobha Dream Acres - Rain forest Phase 1 Wing 1 and 2	Apartments	Balagere, Bangalore	Ongoing	Residential
20	Sobha Dream Acres - Rain Forest Phase 2 Wing 3 and 4	Apartments	Balagere, Bangalore	Ongoing	Residential
21	Sobha Dream Acres - Rain Forest Phase 3 Wing 5 and 6	Apartments	Balagere, Bangalore	Ongoing	Residential
22	Sobha Dream Acres - Rain Forest Phase 4 Wing 11	Apartments	Balagere, Bangalore	Ongoing	Residential
23	Sobha Dream Acres - Rain Forest Phase 5 Wing 16	Apartments	Balagere, Bangalore	Ongoing	Residential
24	Sobha Dream Acres - Tropical Greens Phase 6 Wing 41	Apartments	Balagere, Bangalore	Ongoing	Residential
25	Sobha Dream Acres - Tropical Greens Phase 7 Wing 42	Apartments	Balagere, Bangalore	Ongoing	Residential
26	Sobha Dream Acres - Tropical Greens Phase 8 Wing 43 and 44	Apartments	Balagere, Bangalore	Ongoing	Residential
27	Sobha Dream Acres - Tropical Greens Phase 9 Wing 45	Apartments	Balagere, Bangalore	Ongoing	Residential
28	Sobha Dream Acres - Tropical Greens Phase 10 Wing 46	Apartments	Balagere, Bangalore	Ongoing	Residential

Sl. No	Project Name	Type	Address of Project & Location & City	Current Status	Details of type of land
29	Sobha Dream Acres - Palm Springs Phase 11 Wing 47	Apartments	Balagere, Bangalore	Ongoing	Residential
30	Sobha Dream Acres - Palm Springs Phase 12 Wing 48 and 49	Apartments	Balagere, Bangalore	Ongoing	Residential
31	Sobha Dream Acres - Palm Springs Phase 13 Wing 52	Apartments	Balagere, Bangalore	Ongoing	Residential
32	Sobha Dream Acres - Palm Springs Phase 14 Wing 53	Apartments	Balagere, Bangalore	Ongoing	Residential
33	Sobha Dream Acres - Rain forest Phase 15 Wing 17	Apartments	Balagere, Bangalore	Ongoing	Residential
34	Sobha Dream Acres - Palm Springs Phase 17 Wing 54	Apartments	Balagere, Bangalore	Ongoing	Residential
35	Sobha Dream Acres - Tropical Greens Phase 18 Wing 39 and 40	Apartments	Balagere, Bangalore	Ongoing	Residential
36	Sobha Dream Acres - Tropical Greens Phase 19 Wings 19 and 20	Apartments	Balagere, Bangalore	Ongoing	Residential
37	Sobha Dream Acres - Tropical Greens Phase 20 Wing 18	Apartments	Balagere, Bangalore	Ongoing	Residential
38	Sobha Dream Acres - Tropical Greens Phase 21 Wing 21 and 22	Apartments	Balagere, Bangalore	Ongoing	Residential
39	Sobha Dream Acres - Tropical Greens Phase 22 Wing 23 and 24	Apartments	Balagere, Bangalore	Ongoing	Residential
40	Sobha Dream Acres - Tropical Greens Phase 23 Wing 25, 26, 27 and 28	Apartments	Balagere, Bangalore	Ongoing	Residential
41	Sobha Dream Acres - Tropical Greens Phase 24 Wing 29 and 30	Apartments	Balagere, Bangalore	Ongoing	Residential
42	Sobha HRC Pristine Phase 1 Block 1	Apartments	Jakkur, Bangalore	Ongoing	Residential
43	Sobha HRC Pristine Phase 2 Block 2	Apartments	Jakkur, Bangalore	Ongoing	Residential
44	Sobha HRC Pristine Phase 3 Block 3	Apartments	Jakkur, Bangalore	Ongoing	Residential
45	Sobha HRC Pristine Phase 4 Block 4 and 5	Apartments	Jakkur, Bangalore	Ongoing	Residential
46	Sobha Forest Edge	Apartments	Kanakapura Road, Bangalore	Ongoing	Residential

Sl. No	Project Name	Type	Address of Project & Location & City	Current Status	Details of type of land
47	Sobha Lake Gardens Phase 1	Apartments	Krishnarajapura, Bangalore	Ongoing	Residential
48	Sobha Lake Gardens Phase 2	Apartments	Krishnarajapura, Bangalore	Ongoing	Residential
49	Sobha Meadows	Plotted Development	Belagola, Mysuru	Ongoing	Residential
50	Sobha Dream Gardens Phase 1 - Wing 8 and 9	Apartments	Belahalli, Bangalore	Ongoing	Residential
51	Sobha Dream Gardens Phase 4 - Wing 1 and 2	Apartments	Belahalli, Bangalore	Ongoing	Residential
52	Sobha Dream Gardens Phase 5 - Wing 10	Apartments	Belahalli, Bangalore	Ongoing	Residential
53	Sobha Rajvilas	Apartments	Gopalapura, Bangalore	Ongoing	Residential
B	Gurugram				
1	Sobha City - Tower A1, B1	Apartments	Babupur, Gurgaon (NCR)	Ongoing	Residential
2	Sobha City - Tower C1	Apartments	Babupur, Gurgaon (NCR)	Ongoing	Residential
3	Sobha City - Tower A2, B2	Apartments	Babupur, Gurgaon (NCR)	Ongoing	Residential
4	Sobha City - Tower C2	Apartments	Babupur, Gurgaon (NCR)	Ongoing	Residential
C	Calicut				
1	Sobha Bela Encosta	Villas	Velliparamba Post, Calicut - 673008.	Ongoing	Residential
2	Sobha Rio Vista	Apartments	Feroke, Kozhikode, Kerala	Ongoing	Residential
D	Chennai				
1	Sobha Winchester	Apartments	Kovilampakkam, Chennai	Ongoing	Residential
2	Sobha Gardenia	Villas	Kanchipuram District, Tamil Nadu.	Ongoing	Residential

Sl. No	Project Name	Type	Address of Project & Location & City	Current Status	Details of type of land
E	Cochin				
1	Marina One - North Wing 03 & East Wing 04	Apartments	Marine Drive, Cochin	Ongoing	Residential
2	Marina One - North Wing 02	Apartments	Marine Drive, Cochin	Ongoing	Residential
	Marina One - South Wing 12	Apartments	Marine Drive, Cochin	Ongoing	Residential
F	Coimbatore				
1	Sobha West Hill - Part C	Villas	Veerakeralam, Coimbatore	Ongoing	Residential
2	Sobha Elan	Apartments	Ganapathy, Coimbatore	Ongoing	Residential

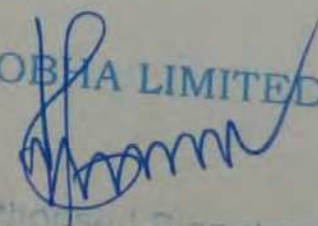
For SOBHA LIMITED

 Authorised Signatory

ANNEXURE – 19

(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	ARCHITECT	
	Name	Ms.VINITA AGAST
	Address	Sobha Limited, Sarjapur-Marthahalli Outer Ring Road(ORR), Devarabisanahalli, Bellandur Post, Bangalore – 560 103
	Phone number	080 – 49320000
	Email id	Vinita.agast@sobha.com
	Registration no.	CA/95/19197
2	STRUCTURAL ENGINEER	
	Name	Ms.SANGEETA CHACHADI
	Address	Sobha Limited, Sarjapur-Marthahalli Outer Ring Road(ORR), Devarabisanahalli, Bellandur Post, Bangalore – 560 103
	Phone number	080 – 49320000
	Email id	Sangeeta.c@sobha.com
	Registration no.	F-119730-O
3	CONSTRUCTION ENGINEER	
	Name	Mr.RAVI NAMBOODIRI
	Address	Sobha Limited, Polyhose Towers, 5 th Floor, SPIC Annex, No.88, Mount Road, Guindy, Chennai – 600 032
	Phone number	+91 44 – 22350115/16
	Email id	Ravi.namboodiri@sobha.com

For SOBHA LIMITED

Authorized Signatory

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

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[/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](#)



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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
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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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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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.

