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REGULATORY RECORD

RERA Document

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FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Near Gandhi Irwin Road,
1A, Egmore
Chennai-600 008

No. 1573

944 22 25883

Ganesh
Branch Manager Palakkad... 9597671866

Sir,

I/We hereby apply for the grant of registration of our project "Chathamkulam Kadambari" to be set up at S.F No. 347/2, 347/3, at Vilankurichi Village, Coimbatore, Tamilnadu

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual -

(a) Name	:	Mrs. Vinithra Jayaram (Land Owner)
(b) Father's Name	:	Duraisamynaidu Samanaiker
(c) Occupation	:	House-wife
(d) Permanent address	:	No.2, Sree Dhanalakshmi Nagar Coimbatore South, Uppilipalayam Coimbatore-641 015

(e) Photograph



Mobile No

8939608100

E-mail ID

vinithraj1@gmail.com

Pan No:

AJWPV4384K

In case of firm / societies / trust / **companies** / limited liability partnership / competent authority -

- (a) Name : **M/S Chathamkulam Projects and Developers Pvt Ltd**
- (b) Address : **Chathamkulam Chambers, NH 47, Chandra Nagar, Palakkad- 678 700**
- (c) Copy of registration certificate : **Enclosed**
- (d) Main objects : **Promoting Apartments, Individual Plots And Villas**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name : **Rajeesh Babu C.B (Director)**

Address : **"Chathamkulam House"**
Banglavu Kunnu
Kongad-1
Palakkad
Kerala-678 631

Mobile No : **94422 25883**

E-mail : **chathamkulamt@gmail.com**



(iii) PAN No : **AHBPB1601L**

(iv) 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 :

Bank: **HDFC Bank Limited**

Address: **VIII/246, Chandra Nagar Junction, Palakkad-678 007**

Current A/c No: **50200037210612(Bank Letter Original – Enclosed)**

(v) Details of project land held by the applicant;

Area of the land : **1000 Sq.Mtr**

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

B.A. No: **BA/1207/2018/MH2/E**

B.L. No: **BL/0076/2019/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.

No. of Projects in last 5 Years -1

Details:

Name: **Chathamkulam "Anchal"**

No. of Apartments: **8 (2 and 3 BHK)**

Address: **Kovai ThiruNagar, Near Sitra, Coimbatore**

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- (viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) ;
Coimbatore Municipal Corporation
- (ix) Registration fee by way of On-line transfer to Indian Bank Account No.6543057988 with reference No/ UTR No. (NO64190766564011) for an amount of Rs 37,836/-calculated as per sub-rule(3) of rule 3
- (x) Any other information the applicant may like to furnish.- N.A

1. I/we enclose the following documents , namely:-

- (i) authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) ITR of the promoter and (Land owner) for the preceding 3 financial years: **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;

Power of Attorney- 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;

Encumbrance Certificate: 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;

- (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;

Copy of Building Permit & Sanctioned Plan from the Competent Authority - 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;

Copies attached – enclosed
Specifications: 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;

Plan of Development Works : 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;

Chathamkulam "Kadambari"

Address: S.F No's 347/2, 347/3, Vilankurichi Village, Coimbatore North Taluk, Tamilnadu- 641 004

Latitude: 11°02'05.4"N

Longitude: 77°00'48.2"E

- (ix) proforma of the agreement for sale, and the conveyance deed proposed to be signed with the allottees;

Sale Agreement and Construction Agreement- Enclosed

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;

Separate Sheet : Enclosed

- (x) the number and areas of covered parking available in the project : -

- (xi) the number of open parking areas available in the project : -

- (xii) Details of Undivided Shares pertaining to the project;
Separate Sheet -Enclosed

- (xiii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

Not Yet decided

- (xiv) the names, addresses, phone numbers, email id of

Name of Architect : Mr. John Yogaraj

Address : Alagesan Road, Saibaba Colony, Coimbatore-11

Phone No : 98940 98212

E-mail : johnyyogaraj@yahoo.co.in

C.A. No. : 2000/26960

Name of Structural Consultant: P. Senthil Kumar ✓

Address: : 30A, 1st Floor, Kalidas Road
RamNagar, Coimbatore-641 009

E-mail : designone2014@gmail.com

Phone No. : 97866 00478

REG. No. : AM 0920994

Name of Contractor : Self-Development ✓

(xv) a declaration in FORM 'B'.- Enclosed

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

Dated: 20th March 2019

Place: Coimbatore

For Chathamkulam Projects & Developers (P) Ltd

1.



Director

2.

Vinitha

Yours faithfully,
Signature and seal of the applicant(s)

My signature

Coimbatore

24-04-2019

Dear Sirs,

This is with reference to the RERA application form (Form A) pertaining to our project named "Chathamkulam Kadambari" proposed at Maheswari Nagar 2nd Street, Vilankurichi, Road, Coimbatore.

We regret to inform you that the Contact Number of our Director Mr. Rajeesh Babu, as given in the application form is not in use and is given to you by mistake.

We therefore request you to effect the necessary changes as below;

Contact Number of Mr. Rajeesh Babu (Director) – 94470 96883 ✓

E-mail ID (personal): rajeeshbcb@gmail.com ✓

E-mail(Official) : chathamkulamt@gmail.com

Regards,



L. Ganeshan

Authorised 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

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.

