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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
08 MAY 2019
TNRERA
CHENNAI

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

**APPLICATION FOR REGISTRATION OF PROJECT**

2309

To

The Real Estate Regulatory Authority
Ist Floor, CMDA Tower II
No.1A, Gandhi Irwin Road, Egmore
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project to be set up at No. 60 feet Road, Globus Nakshatra, Coimbatore – 641 001, Tamilnadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant - private limited company

(ii) Companies

(a) **Globuse Realtors Private limited**

(b) **Globus Towers, 128 A Race Course Road, Coimbatore – 641 018**

(c) Copy of registration certificate: **Enclosed as Item No.1(ii) c.**

(d) Main objects : **Real Estate and Construction of a Residential and commercial complex**

(e) Name, photograph and address of directors etc. : **Enclosed as item no. 1 (ii) e.**

(iii) PAN No. : **AACCG7304A**

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(iv) Name and address of the bank

**State Bank of India**
**SME Branch, 687/2-4, Trichy Road,**
**Coimbatore -641045.**
**A/c. No. 37918345022**
**IFSC code: SBIN0012776 - Enclosed as Item 1 (iv)**

(v) Details of the Project land held by the Applicant :

An extent of 3.93 acres comprised in **T.S. Nos. 4402 part, 4403 part** and **178 part situated at** Coimbatore south Taluk, Kumarapalayam Village, **Perur Taluk,** erstwhile Coimbatore south Taluk, Coimbatore district.

(vi) Details of various Approvals obtained from Various Competent Authorities for commencing project:

Planning Permission vide DTCP Approval No. 196/2012 dated 12.09.2012 issued by the Director, Town and Country Planning.

Planning Permission vide LPA Approval no. 44A to 44N/2013 dated 27.02.2013 issued by the Member Secretary, Coimbatore Local planning Authority.

Building Licence vide Coimbatore Municipal Corporation Approval No. B. L. no. 284/2013/MH4 (S) and B.A.No.271/2013/MH4(S) dated 03.09.2013 issued by the Commissioner Coimbatore Corporation.

(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.

Globus Nakshatra A, B, B1 & Club House was completed with all amenities and out of 250 units 204 units were sold and 11 units available for sale.

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

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(ix) Registration fee by way of demand draft no. 006663 dated 14.03.2019 for an amount of **Rs. 1,97,248/- (Rupees One lakh ninety seven thousand two hundred and forty eight only)** calculated as per sub-rule (3) of rule 3. For our Project Globus Nakshatra Block C for an area of 9862.38 sq. mt. **Enclosed as Item No.: 1(ix)**

(x) 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 : **Enclosed as Item No. 2 (i)**

(ii) Audited Balance sheet of the Promoter for the preceding financial year. **Enclosed as Item No.2 (ii).**

(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 as Item No. 2 (iii).**

(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 a item No.: 2 (iv)**

(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 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. **Not applicable.**

(vi) The sanctioned plan, Layout plan and specifications of the proposed project or the phase there of, and the whole project as sanctioned by the competent authority. **Enclosed as Item No. 2(vi).**

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(xvi) A declaration in Form B

3. I solemnly affirm and declare that the particulars given in here in are correct to my knowledge and belief.

yours faithfully

Date: 03.05.2019
Place : Coimbatore

For Globuse Realtors Private Limited

Managing Director

**Verification**

The contents of my above affidavit cum declaration are true and correct and nothing materials has been concealed by me there form.

Verified by me at Coimbatore on this 03rd day of May 2019

For Globuse Realtors Private Limited

Managing Director

Deponent

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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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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.