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REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

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

1811



Sir,

Marub
96 00 75 99 34

We hereby apply for the grant of registration of our project **(SREE DAKSHA'S ATULANIYA)** to be set up at SF.No.61/4A2, 4A3 & 4A4 of VADAVALLI Village, Coimbatore corporation, Coimbatore District and Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; - **PRIVATE LIMITED COMPANY**

(ii) In case of individual - **NOT APPLICABLE**

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph

OR

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

(a) Name: **SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD - ATULANIYA**

(b) Address: **No.1 GANDHI LAYOUT,
MARUTHAMALAI ROAD,**

VADVALLI, COIMBATORE - 641046.

PH. NO.0422 2427754/55, 9944920207

(c) Copy of registration certificate

-TIN: 33566205310(COPY ENCLOSED)

-GSTIN:33AAOCS120R1Z2 (COPY ENCLOSED)

-CIN NO: U45400TZ2010PTC016018

For Sree Daksha Property Developers (India) Pvt. Ltd.,

(d) Main objects

-CONSTRUCTION OF COMMERCIAL & RESIDENTIAL
APARTMENT

[Signature]
Director

#1, Gandhi Layout, Maruthamalai Main Road, Vadavalli, Coimbatore - 641046.

Phone : +91-422-2427754 / 55, Email : sales@sreedaksha.com

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. **(DIRECTORS DETAILS - SEPARATE SHEET ENCLOSED)**

(iii) PAN No. **AAOCS1220R(COPY ENCLOSED)**

(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 **AXIS BANK, VADAVALLI BRANCH, MARUTHAMALAI MAIN ROAD, VADVALLI, COIMBATORE, RERA CURRENT ACCOUNT NO. 919020092788081. IFSC CODE: UTIB0003080**

(v) Details of project land held by the applicant; **JOINT VENTURE LAND**

Details of Project:

Project Name	SREE DAKSHA'S ATULANIYA	Project Description	JV LAND COMMERCIAL(RESTAURANT), CONSULTING OFFICE (AUDITOR,ARCHITECTURAL, & STRUCTURAL) & 56 NOS RESIDENCIALAPARTMENT BUILDING(BASEMENT+STILT+9 FLOOR'S)
Category of the Building	COMMERCIAL(RESTAURANT), CONSULTING OFFICE (AUDITOR,ARCHITECTURAL, & STRUCTURAL)&RESIDENCIAL APARTMENT BUILDING	Project Status	YET TO BE STARTED
Project Commencement Date	MARCH 2020	Project End Date	FEBRUARY 2024
Plot Extent (Sq.Mt)	4129.00		
Total Open area (Sq Mt)	2333.55	Total Covered area (Sq Mt)	1795.45
Project address Line 1	SF.No.61/4A2, 4A3 & 4A4 VADAVALLIVILLAGE	Project address Line 2	MARUTHAMALAI MAIN ROAD, VADAVALLI(KARUPPU RAIYAN KOVIL OPPOSIT)
District	COIMBATORE	Tehsil/Sub District	COIMBATORE
No of Open Parking	11NOS	Total area of open Parking (Sq Mt)	2.5 x 5x11 = 137.5sqm
No of Covered Parking	TOTAL = 78 NOS	Total area of Covered Parking (Sq Mt)	975.00Sq.M(Per Parking Area -12.5)

Development Details:

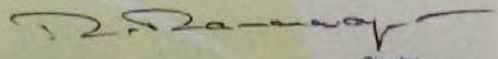
Type of Dwelling Unit	COMMERCIAL AREA (RESTURANT)CONSULTING OFFICE (AUDITOR,ARCHITECTURAL, & STRUCTURAL)& RESIDENTIAL APARTMENT	Total No. of Dwelling Unit	COMMERCIAL AREA (RESTURANT)CONSULTING OFFICE (AUDITOR,ARCHITECTURAL, & STRUCTURAL) & 56 NOS RESIDENCIALAPARTMENT BUILDING
Carpet area (Sq Mt)	COMMERCIAL (RESTURANT) 832.00SQM & CONSULTING OFFICE &RESIDENTIAL FLAT 6754.92 SQM TOTAL=7586.92 SQM	No of Dwelling Unit Available for Sale	COMMERCIAL AREA (RESTURANT)CONSULTING OFFICE (AUDITOR,ARCHITECTURAL, & STRUCTURAL) & 56 NOS RESIDENCIALAPARTMENT BUILDING
Area of exclusive Open terrace if any (Sq Mt)	47.65 SQM	Area of exclusive balcony/verandah (Sq Mt)	254.32 SQM

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project -
(D.T.C.P, CHENNAI APPROVAL 322/2018, COIMBATORE L.P.A APPROVAL: 18 அடிதி /2020 AND COIMBATORE MUNICIPAL CORPORATION BUILDING LICENSE: B.A.NO: BA/0110/2020/MH1/W, B.L.NO: BL/0137/2020/MH1/W- ORDER COPY & PLAN ENCLOSED)

(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. **PROJECT DETAILS - SEPARATE SHEET ENCLOSED.**

(viii) Agency to take up external development works _ Local Authority (exact Authority or any agreement to the Authority) / Self Development;

For Sree Daksha Property Developers (India) Pvt. Ltd.,


Director

Sree Daksha

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PRO Water will be sourced from outside and for drinking water, will be provided apart from Corporation drinking water Supply, solid and liquid waste management will be done by installing STP, and emergency evacuation will be done by provision of additional stairs & Fire Fighting Service, installing solar panels for renewal energy at the top (terrace) of the building.

(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 DETAILS ENCLOSED)**

(ix) Preform of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allotted; **(COPIES ENCLOSED)**

(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; **(SEPARATE SHEET ENCLOSED)**

(xi) The number and areas of covered parking available in the project; **78 no's & 975.00sqm**

(xii) The number of open parking areas available in the project; **11 no's & 137.5 SQM**

(xiii) Details of Undivided Shares pertaining to the project; **(4129.00 Sq.mt)**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **(NIL)**

(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; **(SEPARATE SHEET ENCLOSED).**

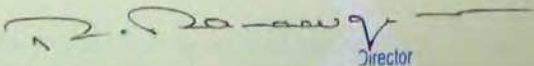
(xvi) A declaration in FORM 'B'. **(ENCLOSED)**

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

Dated: 22.02.2020

Yours faithfully,

For Sree Daksha Property Developers (India) Pvt. Ltd.,


Director

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(ix) Registration fee by way of a NEFT UTR NO.AXSK200510020864 dated 20.02.2020 drawn on AXIS BANK, for an amount of Rs.2,17,000.00/- (Rupees Two lakhs seventy thousand seven hundredonly) calculated as per sub-rule (3) of rule 3; **(NEFT PROOF COPY ENCLOSED)**

(x) Any other information the applicant may like to furnish. **NO.**

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

(i) Authenticated copy of the PAN card of the promoter; **(COPY ENCLOSED)**

(ii) Audited balance sheet of the promoter for the preceding financial year ; **(LAST YEAR FINANCIAL COPY 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; **(LAND - POWER OF ATTORNEY)**

(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 COPY ENCLOSED)**

(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; **(COPIES 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; **(NOT APPLICABLE)**

(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;

For Sree Daksha Property Developers (India) Pvt. Ltd.,

#1, Gandhi Layout, Maruthamalai Main Road, Vadavalli, Coimbatore - 641046.

Phone : +91-422-2427754 / 55, Email : sales@sreedaksha.com

Director

SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD

Names & Addresses of the Directors:

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S. No	Name & Designation	Ownership pattern (@)	PAN/TAN/DIN No.	Passport No.	Aadhar Card No.	Date of Birth	Full Address, mail id, Landline/Mob No.
1	R.Mohan 	Managing Director	AHFPM3771N	H0291483	7047 1667 3410	29/03/1972	No.13,J.J.Nagar, Vadavalli, Coimbatore - 641046. Mob No.9944930303 Email id: mohan@sreedaksha.com
2	N.Ganesan 	Director	AIMPG9814E	H3390366	9280 4526 2604	16/05/1973	No.22 Subbaya Layout, Ashok Nagar, Coimbatore - 641001. Mob No.9894677887 Email id: ganesan@sreedaksha.com
3	R.Ramanarayanan 	Director	AEMPR3984C	H2954109	7376 0255 7363	29/03/1977	No.16/64, Aiswarya Nagar, P.N.Pudur, Coimbatore - 641041. Mob No.9944920207 Email id: ramanarayanan@sreedaksha.com
4	S.Arulantony 	Director	AEJPA2097N	H3391205	8016 7491 6052	26/03/1977	No.117C, Rajiv Gandhi Street, Coimbatore - 641007. Mob No.9944920206 Email id: arulantony@sreedaksha.com

For Sree Daksha Property Developers (India) Pvt. Ltd.,

S. Arulantony

Director

LAND OWNER DETAIL

Names & Addresses:

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S. No	Name & Designation	Father Name	PAN/TAN/DIN No.	Passport No.	Aadhar Card No.	Date of Birth	Full Address, mail id, Landline/Mob No.
1	R.SENTHIL KUMAR 	RAMASAMY	CPWPS7929K	NIL	5736 9956 0830	19.04.1966	Door No.11A, Vinayagar Kovil Street, Selvam Nagar, Vadavalli, Coimbatore-641 041. Mob.No.9363131777 Email Id:
2	S.GAANAPRIYA 	SENTHIL KUMAR	CMIPG1665F	NIL	3144 3584 8540	09.01.2000	Door No.11A, Vinayagar Kovil Street, Selvam Nagar, Vadavalli, Coimbatore-641 041. Mob.No.9363131777 Email Id:
3	R.UMARANI 	RAMASAMY	AAIPU5013F	NIL	6718 7820 7003	09.06.1968	Door No.11A, Vinayagar Kovil Street, Selvam Nagar, Vadavalli, Coimbatore-641 041. Mob.No.90039 38885 Email Id: Grunesh@gmail.com
4	R.SURESH KUMAR 	RAMASAMY	BOMPS2420F	NIL	9047 8552 5340	12.03.1970	Door No.11A, Vinayagar Kovil Street, Selvam Nagar, Vadavalli, Coimbatore-641 041. Mob.No.94420 20205 Email Id: 1231972@gmail.com

[Signature]

2. *[Signature]*

3 R. Umarani

4

[Signature]

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

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

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

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.

