

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project “**Royal Nesto** - Construction of Residential Development” consist of **41 Individual Villas** (Ground + First Floor), **Apartments 160 Nos. including EWS Flats** (Stilt + Four Floors), a **Swimming Pool** and a **Club House** (Ground + Two Floors) to be set up at SF. Nos.: 556 / 2C2,3B2, 4A,5B, 6B,7,8,9, 10,11A, 12A, 12B2, 13B,14B & 15A, 557/2,3B,4B,5B,6,7,8A, 9A1,9B1,10A, 11A,12,13,14B, 18B, 19B, 20, 21 & 23A1, 558/1A & 2A of Neelambur Village, Suler Taluk, Coimbatore District, Tamil Nadu - 641 062.

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	M/s. Sabari Constructions Technologies Private Limited
(b)	Address	Door No. 68, Kalluri Nagar, Anna Nagar,

For Sabari Constructions Technologies Private Limited

		Peelamedu, Coimbatore – 641 004 Phone Number: 98427 86869 Mail id: royalnestocbe@gmail.com info@sreesabari.com
(c)	Copy of Registration Certificate	Company Incorporation Certificate & MoA (Enclosed as Annexure I)
(d)	Main objects	Construction and Flat Promotion
(e)	Details of chairman of the governing body/ partners/directors etc.	
	Managing Director	
(a)	Name	Mr. K. Vangatachalapathy
(b)	Address	V B 127, Srivasta Garden Mettupalayam Road, Thudiyalur, Coimbatore – 641 034.
(iii)	PAN No. of the Company	AAQCS7232P (Enclosed as Annexure II)
(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	
	Name of the Bank	Bank of India Coimbatore Main Branch (Bank Certificate is enclosed as Annexure III)
	Address	Ground Floor, Star House, No. 324, Oppanakara Street, Coimbatore – 641 001.
(v)	Details of project land held by the applicant	Area of the Site: 40400 Sqm SF. Nos.: 556 / 2C2,3B2, 4A,5B, 6B,7,8,9, 10, 11A, 12A, 12B2, 13B,14B & 15A, 557/2,3B, 4B,5B,6,7,8A,9A1,9B1,10A,11A,12,13,14B,18 B, 19B, 20, 21 & 23A1, 558/1A & 2A, Neelambur Village, Sulur Taluk, Coimbatore District, Tamil Nadu – 641 062.
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Obtained Plan Approval from DTCP Chennai on 19.03.2019 (Enclosed as Annexure IV)

For Sabari Constructions Technologies Private Limited

		Obtained Planning Permit approval from LPA Coimbatore on 10.09.2019 (Enclosed as Annexure V) Obtained Building License from Neelambur Panchayat on 23.01.2020 (Enclosed as Annexure VI) Obtained Environmental Clearance from SEIAA, TN on 29.08.2019 (Enclosed as Annexure VII) Obtained NOC from TN Fire & Rescue Service Department (Enclosed as Annexure VIII) Obtained water supply commitment letter from TWAD Board, Coimbatore (Enclosed as Annexure IX)
(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.	It is a New Firm and this is the First Project. Self Declaration is enclosed as Annexure X
(viii)	Agency to take up external development works Local Authority (exact Authority or any agreement to the authority) / Self Development;	Self-Development
(ix)	Registration Fee	Calculation sheet of Registration Fee is enclosed as Annexure XI
	Demand Draft or NEFT / RTGS	NEFT
	Payment done from (bank)	Bank of India
	Dated	10.02.2020
	Bearing Number / UTR Number	BKIDH20041533881
	Amount of Rupees	Rs. 7,01,000.00

(x)	Any other Information the applicant may like to furnish	Nil
2.	I/we enclose the following documents in triplicate, namely; -	
(i)	Authenticated copy of the PAN card of the promoter;	Enclosed as Annexure II
(ii)	Audited balance sheet of the promoter / partners for the preceding financial year	Enclosed as Annexure XII
(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 Annexure XIII
(iv)	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 as Annexure XIV
(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;	Not Applicable
(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;	
(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 as Annexure IV
(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 as Annexure XV
(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;	Enclosed as Annexure XVI
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Enclosed as Annexure XVII
(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 as Annexure XVIII

For Sabari Constructions Technologies Private Limited

(xi)	The number and areas of covered parking available in the project	No. of Covered Parking	197 Cars & 88 Two wheelers
		Total Area of Covered Parking (Sq.mtr)	5224.66 Square Mtrs.
(xii)	The number of open parking areas available in the project	91 Cars	
(xiii)	Details of Undivided Shares pertaining to the project	Enclosed as Annexure XVIII	
(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, HVAC consultants and Geo-Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;	Enclosed as Annexure XVIII	
(xvi)	A declaration of FORM "B"	Enclosed as Annexure XXI	

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

Date: 30.01.2020

Place: Coimbatore

Yours faithfully,

For M/s. Sabari Constructions Technologies Private Limited

For Sabari Constructions Technologies Private Limited

Managing Director
Managing Director

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

