

RE

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
III Floor (East Wring), CMDA
Thalamuthu –Natarajan Maaligai
No.1, Gandhi-Irwin Road, Egmore
Chennai 600 008.

Sir,

We , **AREENA PROPERTY SOLUTIONS**, NO.30 KAMARAJ ROAD, RED FIELDS, COIMBATORE 641 018 hereby apply for the grant of registration of our project “ **LOTUS**” to be set up at **S.F.NO.277/1& 278/1, Ramasamy Naidu Nagar, Vilankurichi Road, Coimbatore 641 035, Vilankurichi village , in the Coimbatore North Taluk, Coimbatore District in the State of Tamilnadu.**

1. The requisite particulars are as under:-

(i) Status of the applicant - **PARTNERSHIP FIRM**

(a) Name : **AREENA PROPERTY SOLUTIONS**

(b) Address : No.30, Kamaraj Road, Red Fields, Coimbatore-641 018
Contact : cell: 73583 95066, 73583 95055 and 73583 95060
Mail ids : **areenapropertysolutions@yahoo.com**
skareenaprosol@yahoo.com
kjareenaprosol@yahoo.com

(c) Copy of registration certificate : **Firm Registration No.916/2015 - Annexure-1**

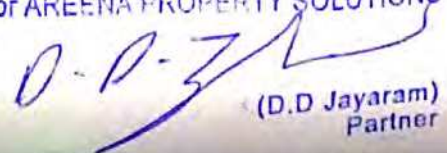
(d) Main objects : a. **Annexure 2**
b. **photocopy of Partnership deed attached – Annexure 2-a & 2b**

(e) Name, photograph and address of Partners: **Annexure-3**
Aadhaar card of Partner D.D.Jayaram – Annexure 3(a)
Pancard of Partner D.D.Jayaram -- Annexure3(b)
Aadhaar card of Partner S.kannan – Annexure 3(c)
Pancard of Partner S.Kannan -- Annexure3(d)

(ii) PAN No: **ABCFA7985P** - **Copy of Firm's PAN CARD, attached.**

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For AREENA PROPERTY SOLUTIONS


(D.D Jayaram)
Partner

- (iii) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained:

Account No:919020056105244
AXIS BANK LIMITED
Coimbatore Main Branch
1133, Avinashi Road, P.N.Palayam
Coimbatore 641 037, IFSC : UTIB0000090

Original Certificate dated 29.07.2019 issued by Axis Bank Ltd, Coimbatore Main Branch, Avinashi Road, Coimbatore 641 037 duly signed by the manager of the bank as required under the format as per Sec.4 (2)(1) (D) of Rera Act is attached herewith - .Annexure -4

- (iv) Details of project land held by the applicant:

a) Vilankurichi Village, Coimbatore corporation Limit, Ramasamy Naidu Nagar in T.S. NO. 13 & 14 Ward No.25 and Block No.1 (old S.F.NO.277/1)Area : 3076.5 sq.ft and 328 sq.ft = Total = 3404.5 SQ.FT= 7.81 CENTS .

b) Vilankurichi Village, Coimbatore corporation Limit, Ramasamy Naidu Nagar in T.S. NO.14 Ward No.25 and Block No.1 (old S.F.NO.277/1)Area : 3076.5 sq.ft and 389 sq.ft = Total = 3465.5 SQ.FT= 7.95 CENTS .

TOTAL AREA OF a and b = = 3404.5 + 3465.45 = 6870 SQ.FT = 15.76 CENTS

- (v) 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.:

This is our First Project. Hence there is no last five year project details.

- (vi) Agency to take up external development works -
**All external development works will be carried out by our selves
(Areena Property Solutions)**

- (vii) Registration fee by way of a NEFT dated 09.10.2019 credited to RERA account No. 6543057988 bearing UTR NO: INB/NEFT/AXIC192827966722 dated 09.10.2019 for an amount of Rs. 14820.80 /- calculated as per sub-rule (3) of rule 3; - Annexure -5

- (viii) Any other information the applicant may like to furnish.

1. Certificate of Engineer S.Kannan dated 04.09.2019 for cost to be incurred for the project attached – Annexure-6

2. Original Certificate of the chartered Accountant Sri S.Velusamy dated 13.09.2019 in Form No.3 for the Registration of the Project.

– Annexure-7

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

- (i) authenticated copy of the PAN card of the promoter; - **Annexure- 8**
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- **Audited Balance Sheet for the financial year ended 31.03.2019, duly attested by a Chartered Accountant – Annexure -9**
- **copy of Income tax returns filed for the assessment years**
 1 A.Y. 2018-19 –Annexure-9(a)
 2. A.Y. 2017-18 - Annexure-9(b)
 3. A.Y. 2016-17 - Annexure-9(c)
- (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; :
 Copy of Joint Development Agreement dated 11.07.2019 - Annexure-10
- (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;

1) Copy of Joint Development Agreement dated 11.07.2019 - Annexure-10

2) Sale Deed dated : 658/2015 dated 02.02.2015 - Annexure -11

3) Sale Deed dated : 659/2015 dated 02.02.2015 - Annexure -12

4) Encumbrance certificate No.ECA/online/28638044/2019 dated 06.12.19 for the period from 01.01.2019 to 05.12.19 for document 658/2015 – - Annexure -13.

5) Encumbrance certificate from No.ECA/online/28694124/2019 dated 09.12.19 for the period from 01.01.2019 to 05.12.19 for document 659/2015 - - Annexure -14.

(vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

1.L.P.A LICENCE NO: 4135/2015/UDK-2 and LPA PERMISSION NO.10/2019 Dated 09.01.2019 - Annexure -15

2.Coimbatore Corporation Licence No. BA/0335/2019/MH2/E AND BL/0579/2019/MH2/E dated 10.06.2019 along with the Licence Fees paid receipts - Annexure-16

(vii) 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;

Sanctioned Plan copy approved by the Local Planning Authority, Coimbatore dated 09.09.2019 attached herewith. -Annexure-17

(viii) 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, emergency evacuation services, use of renewable energy;

1. Lift- Stretcher Lift – Johnson make

2. Centralised Gas service with individual pipe line along with Gas meter provided for each flat.

3. Drinking water – Both corporation water and Treated water will be provided

4. Fire fighting is not required as per IS code

(ix) 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:

LOTUS

**S.F.NO.277/1, Ramasamy Naidu Nagar,
Vilankurichi Road, Coimbatore -641 035.**

1.Southwest Corner : 11.04-70.59 ; 77.01-20.99

2.Northwest Corner : 11.04-72.46 ; 77.01-20.87

3.Southeast Corner : 11.04-70.82 ; 77.01-23.75

4.Northeast Corner : 11.04-72.53 ; 77.01-23.54

Copy of Google map of the project site is attached – Annexure-18

- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

- a. Proforma of the allotment letter - Annexure-19
- b. Proforma of Construction agreement - Annexure-20
- c. Proforma of the Agreement for sale - Annexure- 21

- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

- statement of Carpet Area as per RERA format – Annexure-22

- (xii) the number and areas of garage for sale in the project; NIL

- (xiii) the number of open parking areas available in the real estate project; NIL

- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;

Our Real estate agent - M/s.Dhanvi Ventures India Private Limited
No.5,First Floor, School Road
Krishnaswamy Nagar, Ramanathapuram
Coimbatore -641045
T-0422-4380444, M-9943444000, www.dvipl.com
Rera Registration No.TN/11/Agent/0011/2017
dated 11.08.2017

- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

1. We Areena Property Solutions is the contractors

2. Architect : JET Architects
113, Devenga High School Road
R.S.Puram, Coimbatore 641 002
M-7010173805, www.jetarchitects.in
Name of the Architect : Mr. Josuah Eerson
Regn No. CA-2017/82882

- Architect's Certificate is attached – Annexure-23

3. Structural Engineers : Vastech Consultants & Engineers LLP,
Second Floor, Almonte Building,
Kharadi – Hadapsar By-pass Road,
Yaswant Nagar Chowk,
Kharadi, Pune – 411 014.
T: +91 8237304545 www.vastechconsultants.com

- Stability Certificate is attached – Annexure-24

4. Plumbing consultants : M/s. Pente Consultancy
Consultant- Plumbing, Fire Protection,
Sai Amaranta , No.2D Orchid, Sai Nagar,
Podanur, Coimbatore – 641 023
Mob : 80566 85222

5. Electrical consultants : M/s. Sai NR Electricals
Electrical Consulting Engineers
Door.No.57,Old No.11/34,
Shivaji Colony Extension,
Velandipalayam (PO),Edayarpalayam,
Coimbatore – 641 025
Mob : 98946 80191

(xvi) a declaration in FORM 'B'.

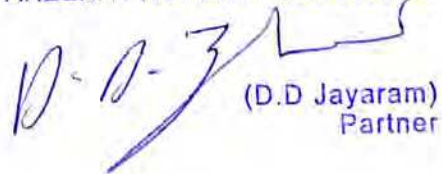
**Affidavit cum Declaration duly signed by the Promoter in Form.B
in a Non-judicial stamp paper as per rule 3(4) of RERA Act.**
-- Annexure-25

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

Dated: 11.12.2019
Place: Coimbatore-18

Yours faithfully,

For AREENA PROPERTY SOLUTIONS


(D.D. Jayaram)
Partner

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.

