

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.



FORM "A"

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai.

2494



Sir,

We hereby apply for the grant of registration of our Residential Building project **ROYAL VESTA PHASE II, for Block A and Block E**, comprising **Stilt floor + 5 Floors** Residential Building with **20 and 35** Dwelling Units respectively, at T. S. No. 36/7, 36/8, 36/9, 36/10, Block No. 7, Ward - J, (S. F. No. 6/5B1, 6/5B2, 6/5A and 6/5B4) of Uyyakondanthirumalai Village, Vayalur Road, K. Abhishekapuram Zone, Thiruchirapalli, Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether Individual / company / Proprietorship Firm / societies / **Partnership firm** / competent authority;

(a) Name

M/s. ROYAL SHELTER

Represented by its **Managing Partner**
Mr. P. Ravichandran

Mobile: 98424 66466

Email: **royalshelter@gmail.com**

(b) Address

: **2nd Floor, J. P. Tower, D27, 7th Cross,**
Thillainagar (East), Trichy - 620 018



(a) Copy of registration Certificate : **Enclosed**

(b) Main Objects : Promoting Residential Apartments and Lay-out

(c) Name, photograph and address of chairman of the governing body / **Partner** / directors etc.

M/s. ROYAL SHELTER

Represented by its **Managing Partner**
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Address : **2nd Floor, J. P. Tower, D27, 7th Cross,**
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(ii) Name and address of the bank or banker with which account in terms of Section 4 (2)(1)(D) of the Act will be Maintained.

SBI BANK OF INDIA , CANTONMENT BRANCH, TRICHY,
A/C No.- **39171227268**, IFSC Code: **SBIN0070893**

(iii) Details of Project land held by the Applicant **Enclosed**

(iv) Details of Approval obtained from Various Competent Authorities for commencing the Project. **Enclosed**

(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. - **Enclosed**

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


For **ROYAL SHELTER**
Managing 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
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+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.

