

RE

REGULATORY RECORD

RERA Document

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Mount Kailash Properties



APPLICATION FOR REGISTRATION OF PROJECT

To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No.1A, 1st Floor, CMDA Tower 2,
Gandhi Irwin Bridge Road, Ansari Estate,
Egmore,
Chennai - 600008.



Sir,

Sub: Form A (Sec Rule 3(2))

I/We hereby apply for the grant of registration of my/our project to be set up at **Mother's Village, Nesavalur Colony Road, Before Ondipudur Flyover, Singanallur, Coimbatore, Coimbatore District. Tamilnadu 641 005.**

1. The requisite particulars are as under:-
- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / **partnership firm** / competent authority;

Partnership Firm

- (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 -

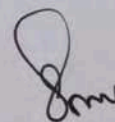
i	Name	M/s.Mount Kailash Properties
ii	Address	Mother's Village, Nesavalur Colony Road, Before Ondipudur Flyover, Singanallur, Coimbatore. Email.mvws.cbe@gmail.com Mobile No.9894853048

Mother's Village

Nesavalur Colony Road, (Before Ondipudur Flyover)
Singanallur, Coimbatore - 641 005.
Ph: 0422 4399328 Website: www.mothersvillage.in

iii	Copy of registration Certificate	1023/2011 Registered under partnership Act.2008. (Enclosed as Annexure - 1)
iv	Main objects	To acquire, buy, purchase, develop, renovate, improve, Maintain, exchange or otherwise own property, estate, lands, accommodation or other immovable properties and to enter into contracts and agreements of all types of lands with or without buildings and to purchase, sell, deal in land, estates, houses or otherwise and to act as promoters and developers of land, estates, property, residential housing schemes, shopping centers and to deal with and improve such properties either as owner or as agents and to join with any other person(s), partnership firm or LLP or company in carrying the above business.
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	Mr.S.Shunmuham Smt.S.Parvathavarthini Mothers Garden, Visalachi Colony, Gokulam Colony, Kovaipudur, Coimbatore. 641042.  
vi	PAN No.	ABIFM1784A

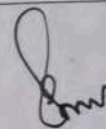
- (iii) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained - **HDFC Bank, Classic Towers, Trichy Road Branch, Coimbatore A/c.No. . 50200055692993.**
- (iv) Details of project land held by the applicant - **Project at Ward No.36, Block No.40, TS.No. 5/2, 6,7 /1, 7/2, 9/1A, 9/1C & 9/3B 1/12, S.F.No.**



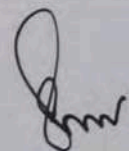
537/2, 538, 539/1, 539/2, 541/1, 541/4 & 544/10, Coimbatore District, Corporation South Zone, Nesavalur Colony Road, Singanallur, Coimbatore 641 005.

- (v) Details of Approval obtained from Various Competent Authorities for commencing the Project - 1.DTCP Approval No.16/2021 dt.22.01.2021 2. Local Planning Authority Approval No.135/2021 dt.25.03.2021 3. Building plan approval no. BA/0453/2021/MH2/E dt.24.04.2021;
- (vi) 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 – Not applicable, since no projects had been launched during last five years;
- (vii) Agency to take up external development works Coimbatore Municipal Corporation Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (viii) Registration fee by way of a demand draft/UTR.No.HDFCR52021042789845960 dated 27.04.2021 drawn on HDFC bank, Trichy Road Branch, Coimbatore for an amount of Rs.2,22,768/- (Rupees Two lakhs twenty two thousand seven hundred and sixty eight only) calculated as per sub-rule (3) of rule 3; & UTR No.N120211489535825 dt.30.4.21 drawn on HDFC Bank, Trichy Road, Branch for an amount of Rs.20,073/- (Rupees Twenty thousand seventy three only) calculated as per sub-rule (3) of rule 3. Total Rs.2,42,841/- (Rupees Two Lakhs Forty Two thousand eight hundred and forty one only).
- (ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-		
1	authenticated copy of the PAN card of the promoter i.e Mount Kailash Properties	Enclosed – Annexure - 2
2	audited balance sheet of the promoter for the preceding financial year	Not applicable since there is no activities till 2020-21



3	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	1.Sale deed copy of land owned by M/s.Mount Kailash properties – Annexure – 3 . 1. Sale deed nos.11989/2011,6796/2011 &2785/2017
4	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 – Annexure – 4
5	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 since the land is owned by M/s.Mount Kailash Properties i.e Promotor itself.
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	DTCP Approval No.16/2021 dt.22.01.2021 Annexure -5 , 2. Local Planning Authority Approval No.135/2021dt.25.03.2021 Annexure 5.1 3.Building plan approval no. BA/0453/2021/MH2/E dt.24.04.2021 Annexure 5.2
6	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	1.Sanctioned Plan by Coimbatore Municipal Corporation (Referred in Annexure 5.2 2.Layout Plan- as per DTCP(Referred in Annexure 5 .



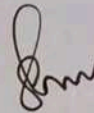
		3.Specification of the proposed project is enclosed as Annexure - 6.									
7	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy	Enclosed as Annexure - 7									
8	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 - 8									
9	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	1.Proforma of Allotment Annexure - 9 2.Proforma of Sale Agreement Annexure - 10 3. Conveyance deed Enclosed as Annexure - 11									
10	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 – Annexure - 12									
11	the number and areas of covered parking available in the project	<table> <thead> <tr> <th></th><th>Nos</th><th>Area</th></tr> </thead> <tbody> <tr> <td>1.Block A</td><td>45</td><td>535.12 Sq.mtr</td></tr> <tr> <td>2.Block B</td><td>47</td><td>558.91 Sq.mtr</td></tr> </tbody> </table>		Nos	Area	1.Block A	45	535.12 Sq.mtr	2.Block B	47	558.91 Sq.mtr
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1.Block A	45	535.12 Sq.mtr									
2.Block B	47	558.91 Sq.mtr									
12	the number of open parking areas available in the project	<table> <thead> <tr> <th></th><th>Nos</th><th>Area</th></tr> </thead> <tbody> <tr> <td>1.Block A</td><td>38</td><td>451.88 Sq.mtr</td></tr> <tr> <td>2.Block B</td><td>NIL</td><td></td></tr> </tbody> </table>		Nos	Area	1.Block A	38	451.88 Sq.mtr	2.Block B	NIL	
	Nos	Area									
1.Block A	38	451.88 Sq.mtr									
2.Block B	NIL										
13	Details of Undivided Shares pertaining to the project	Details enclosed in Annexure - 13									
14	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Nil – Not applicable as we are not engaging any agent at this stage.									

15	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;	Enclosed – <u>Annexure – 14</u> with respective certificates.
16	A declaration in FORM 'B'	Enclosed <u>Annexure - 15</u>

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

Dated: 27.04.2021
Place: Coimbatore

Yours faithfully,



Signature and seal of the applicant(s)

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

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

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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.

