

RE

REGULATORY RECORD

RERA Document

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Sree Daksha

PROPERTY DEVELOPERS (INDIA) PVT. LTD.

FORM 'A'**[See rule 3 (2)]****APPLICATION FOR REGISTRATION OF PROJECT**

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

Sir,

We hereby apply for the grant of registration of our project (**Sree Daksha's OLIVIA**) to be set up at SF.No.104/1B and 109/1 of VELLAKINAR 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 - OLIVIA**

(b) Address: **No.1GANDHI LAYOUT,
MARUTHAMALAI ROAD,
VADVALLI, COIMBATORE - 641046.
PH. NO.0422 2427754/55, 99449 20207**

(c) Copy of registration certificate

- TIN: 33566205310 (COPY ENCLOSED)
- GSTIN: 33AAOCS120R1Z2 (COPY ENCLOSED)
- CIN NO: U45400TZ2010PTC016018

(d) Main objects

- CONSTRUCTION OF RESIDENTIAL APARTMENT



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

Phone : +91422 2427754 / 55, Email: enquiry@sreedaksha.com

GST : 33AAOCS1220R1Z2 | CIN : U45400TZ2010PTC016018

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(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)(l)(D) of the Act will be maintained **AXIS BANK, VADAVALLI BRANCH, MARUTHAMALAI MAIN ROAD, VADVALLI, COIMBATORE, RERA CURRENT ACCOUNT NO. 921020016584477.**

IFSC CODE: UTIB0003080

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

Details of Project:

Project Name	SREE DAKSHA'S OLIVIA	Project Description	OWN LAND TOTAL NO OF FLATS=130 NOS (A BLOCK=80 NOS & B BLOCK=50 NOS) STILT+FIVE FLOOR)
Category of the Building	RESIDENTIAL APARTMENT BUILDING	Project Status	YET TO BE STARTED
Project Commencement Date	JULY 2021	Project End Date	JUNE 2026
Plot Extent (Sq.Mt)	8096.66		
Total Open area (Sq Mt)	4219.01	Total Covered area (Sq Mt)	3877.65
Project address Line 1	SF.No.104/1B and 109/1 of VELLAKINAR VILLAGE	Project address Line 2	VELLAKINAR TO SARAVANAMPATTY
District	COIMBATORE	Tehsil/Sub District	COIMBATORE
No of Open Parking	38 NOS (14 NOS VISITORS PARKING & 24 NOS FLAT PARKING)	Total area of open Parking (Sq Mt)	2.5 x 5x38 = 475.00 sqm
No of Covered Parking	TOTAL = 106 NOS	Total area of Covered Parking (Sq Mt)	3649.75Sq.M



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Development Details:

Type of Dwelling Unit	RESIDENTIAL APARTMENT (STILT + FIVE FLOOR)	Total No. of Dwelling Unit	130 NOS
Carpet area (Sq Mt)	10775.65 SQM	No of Dwelling Unit Available for Sale	130 NOS
Area of exclusive Open terrace if any (Sq Mt)	NIL	Area of exclusive balcony/veranda h (Sq Mt)	NIL

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - **(D.T.C.P, CHENNAI APPROVAL 398/2020, COIMBATORE L.P.A APPROVAL: 192/2021 AND COIMBATORE MUNICIPAL CORPORATION BUILDING LICENSE: B.A.NO: BA/0378/2021/MH3/N, B.L.NO: BL/0411/2021/MH3/N - 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;



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(ix) Registration fee by way of a NEFT UTR NO.UTIBR52021062900353989 dated 29.06.2021 drawn on AXIS BANK, for an amount of Rs.3,06,000/- (Rupees Three Lakhs Six Thousand only) 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; **(1 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 PURCHASE DOCUMENT COPY ENCLOSED)**

(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; **(OWN LAND)**

(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;

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; **106 no's & 3649.75 sqm**

(xii) The number of open parking areas available in the project; **38 NOS (14 NOS VISITORS PARKING & 24 NOS FLAT PARKING)**

(xiii) Details of Undivided Shares pertaining to the project; **(7436.96 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: 29/06/2021

Yours faithfully,



Project Specifications:

- **STRUCTURE:** Framed Structure
- **ENTRANCE DOOR:** Standard wood frame, membrane pressed paneled shutters, brass hardware with polished finish.
- **TOILET DOORS:** Standard wood frame, membrane pressed paneled shutters with water proofing treatment.
- **ALL OTHER DOORS:** Standard wood frame, membrane pressed paneled shutters with water proofing treatment.
- **WINDOWS:** UPVC frame with 4mm glass shutter.
- **FLOORING:** 2'x2' tiles for entire flat flooring except Toilet flooring
- **KITCHEN COUNTER:** Granite counter with S.S. sink of single bowl and 2'0" height wall dado.
- **TOILET WALL TILES:** Wall tiles up to 7' height with glazed tiles.
- **TOILET FLOORING:** Anti-skid ceramic tiles
- **SANITARY FIXTURES:** Cera (or) equaling Sanitary fittings (closet, washbasin) .
- **CP FIXTURES:** All taps, wall mixtures and other fixtures using cera (or) equaling CP fixtures.
- **PAINTING**
 - a. **INTERNAL WALLS:** Internal walls with two coats of putty and one coat of white water based primer & two coat of emulsion painting.
 - b. **EXTERNAL WALLS:** External walls with one coat of white cement and two coats of exterior emulsion painting.
 - c. **DOOR FRAME:** Two coats of enamel paint
 - d. **GRILLS:** Two coats of enamel paint
- **ELECTRICAL:** Each house provided with three phase power supply, concealed wiring plate modular ISI approved make wires with necessary circuit breakers and earthing & UPS provision.
- **STAIRCASE:** Riser & Tread with Granite top with stainless steel hand rails.



[Handwritten 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,
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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.

