

RE

REGULATORY RECORD

RERA Document

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APPLICATION FOR REGISTRATION OF PROJECT "URBANEST"
FROM M/s APPASWAMY REAL ESTATES LTD

To

01

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
CMDA-Tower II (1st Floor), No.1-A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our "URBANEST" project Property comprised in Old S.F.No.57,55B/2,T.S.No.9/18,9/20/2, New TS No:15/15,Old Ward No.9, New Ward No.8,Block No.7, Door No.126, Kalidass Road, Ramnagar, Ranganathapuram, Anupparpalyam, Village, Coimbatore-641 009 The requisite particulars are hereunder :

- (i) Status of the Applicant : Limited
(ii) (a) Name : M/s Appaswamy Real Estates Ltd
(b) Address : No.3, Mangesh Street
T.Nagar, Chennai – 600 017
(c) Copy of Registration Certificate : Enclosed
(d) Main objectives of the company : Carry on the business of
Real Estate and property
Development and construction
of residential and commercial
complexes and apartments.
(e) Mobile Number & E-Mail id: - Phone No:9962011666
(Mr. RAVI APPASAMY)
e-mail id: mail@appaswamy.com
(f) Names, Photograph and address of Chairman of the governing
body / partners / directors etc.

Mr.Ravi Appasamy-

Director

Mr.Rohit Ravi

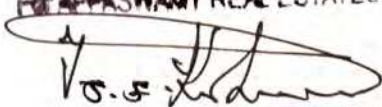
- Director

For APPASWAMY REAL ESTATES LTD.

Authorised Signatory

- 02
- Address : No.3, Mangesh Street
T.Nagar, Chennai – 600 017
- (iii) PAN No : AACCA8397H
Appaswamy Real Estates Ltd
- iv) Name and address of the Bank with which account.No in terms of Section 4(2)(1)(D) of the Act will be maintained - : RBL Bank Limited, Anand Centre No.154/55,G.N.Chetty Road, T.Nagar, Chennai 600017 407401701931
- (iv) Details of the Project land held by the applicant : District - Coimbatore
Taluk - Coimbatore South
Village - Anupparpalyam
S.F.No.57,55B/2,T.S.No.9/18, 9/20/2, New TS No:15/15,Old Ward No.9, New Ward No.8,Block No.7, Door No.126, Kalidass Road, Ramnagar, Ranganathapuram, Anupparpalyam Village, Coimbatore- 641 009
- (v) Details of approval obtained from various Competent Authorities for the project No. :
1) Environmental Clearance (EC) Not Applicable
2) Planning permit issued by Permit Coimbatore Municipal Corporation No: BL/0071/2021/MH6/C, dated 20.04.2021
3) Local Planning Authority, Coimbatore vide P.P.No.81/2021,dated 03.03.2021
- (vi) Brief details of the project 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 payment pending etc.

Enclosed.

For APPASWAMY REAL ESTATES LTD.

V. S. J. Srinivasan
Authorised Signatory

- (vii) Agency to take up external development works (Local Authority (exact Authority or any agreement to the Authority) / Self Development

Self Development.

- (viii) Registration Fee : DD No. ³⁸⁶⁰⁸⁷ ~~1608~~, 16.08.2021 ^h
for Rs. 20,000 /- drawn on
RBL Bank Ltd., T. Nagar Branch
- (ix) Any other information the applicant may like to furnish.

NIL

2. We enclose the following documents in triplicate.

- i. Authenticated copy of PAN Card of the promoter.
- ii. Audited balance sheet of the promoter for the preceding financial year.
- iii. Copy of the 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.

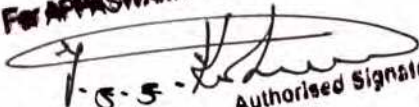
Enclosed

- 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 ;

EC copy enclosed.

- 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 agreement, as the case may be, entered into between the promoter and such owner and copies of the title and other documents reflecting the title of such owner on the land proposed to be developed ;

Joint Development Agreement dated 13.02.2020 and General Power of Attorney 4793 of 2021 dated 13.08.2021 enclosed here with.

FOR APPASWAMY REAL ESTATES LTD.

T. S. S. Kumar
Authorised Signatory

- (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 ;

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.

Enclosed.

- 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.

- viii. The location details of the project with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project.

Google Image Enclosed.

- ix. Proforma of the allotment letter Agreement for sale and the
x. Conveyance deed proposed to be signed by the Allottee.

Enclosed.

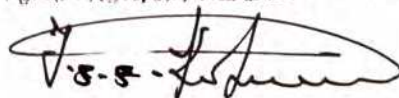
- xi. The number, type and the carpet area of the apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately.

Enclosed.

- xii. The number and areas of covered Parking available in the project.

Enclosed in separate working sheet.

POI OPPASWAMY REAL ESTATES LTD



Authorised Signatory

xiii. The number of open parking areas available in the project.

Enclosed in separate working sheet.

xiv. Details of the UDS pertaining to the project

UDS Share Working details enclosed.

Xv The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.

Not Applicable

Xvi 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.

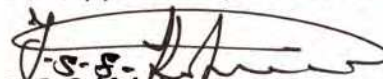
Xvii. a declaration in FORM 'B' : Enclosed.

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

Dated : _____
Place : Chennai

Yours faithfully,

For Appaswamy Real Estates Ltd



T.S.S. Krishnan

Authorised Signatory

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,
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.

