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DIGITALLY VERIFIED RECORD

VSK
HOUSING INDIA

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

13 JUL 20
11753

To

The Real Estate Regulatory Authority

Tamilnadu Real Estate Regulatory Authority (TNRERA),

1st Floor, No.1A, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Coimbatore South Taluk, Coimbatore District Tamil Nadu State.

1. The requisite particulars are as under:-

i. Status of the applicant – Partnership Firm.

ii. In case of firm:

a) Firm name : VSK HOUSING INDIA

b) Address : 1/11, 1st floor, KS Complex, TVS Nagar, Thadagam Road, Coimbatore – 641 025.

c) Copy of Registration certificate: Enclosed.

d) Main objects : The Business of the firm shall be Real Estate, Building construction, Interior, Exterior Works & Property Developers. The Firm may also carry on any other Business or business Considered Profitable by the partners.

For VSK HOUSING INDIA

Partner

Regd. Office : 5/405 - 4 A, Sanjeeve Nagar, Pannimadai, Coimbatore - 641 017.

Communication Address : No. 1/11, First Floor, K.S. Complex, Thadagam Road, TVS Nagar, Coimbatore - 641 025.

Phone : 0422 2403388
E-mail : info@vskhousingindia.com
Web : www.vskhousingindia.com

Regd. Office : 5/405 - 4 A, Sanjeeve Nagar, Pannimadai, Coimbatore - 641 017.

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Web : www.vskhousingindia.com

e) Name, photograph and address of Partners

S.No.	Name and Photo	Ownership	PAN No.	Passport No	Aadhar No	DOB	Address / Mail ID
1	K.Peachiappan  K.PEACHIAPPAN	Managing Partner	AIAPP5456D	H6950530	2687 8519 3671	03.03.1968	No.23,24, Kanya Nagar, Kavundampalayam, Coimbatore-641 030. Mail: vskinterior@gmail.com
2	P.Vijayalakshmi 	Partner	AHJPV5453A	--	7353 6147 8861	20.09.1972	No.23,24, Kanya Nagar, Kavundampalayam, Coimbatore-641 030. saravanawoodendoors@gmail.com
3	S.Vinoth Kumar 	Partner	AMRPV8335N	--	7278 6459 9594	21.03.1983	No.14, Bharath... Nagar, Kurinji N...gar Extn., Thoppampa... Post, Coimbatore - 641 017 vinutryme@gmail.com

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4	**P.Vignesh** 	Partner	ATMPV8248A	--	3089 2040 6944	27.10.1991	No.23,24, Kanya Nagar, Kavundampalayam, Coimbatore-641 030. vickyatme@gmail.com
5	**P.Saravanan** 	Partner	FDQPS6260C	--	9992 7608 8777	08.09.1994	No.23,24, Kanya Nagar, Kavundampalayam, Coimbatore-641 030. saravanan.p@vskhousingindia.com

e) Name, photograph and address of Landowners

S.No.	Name and Photo	Ownership	PAN No.	Passport No	Aadhar No	DOB	Address / Mail ID
1	**Mr.S.SOLOMON DAVID** 	Land Owner	ALEPS7531B	--	7462 4717 1660	26.05.1952	No.F-4, Daisy Residency, Balaji Nagar Ext, Ramanathapuram Post, Coimbatore – 641 045 harikrishnanlcs@gmail.com

For VSK HOUSING INDIA

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VSK HOUSING INDIA

2	**Mr.S.ROBERT VINCENT**	Land Owner	BCRPS5967C	--	6273 7831 4187	26.07.1955	Villa - 11, Elsyum Flushing Meadows, Kaikolampalayam, Mylampatti, Sulur, Coimbatore - 641 062.
3	**Mrs. RITA MARGARET NATHAN**	Land owner	APYPN3187N	50714214 3	--	22.12.1961	No. 5419, Stream Bank Lane, Greenbelt, MD - 20770, USA
4	**Mr.S. VICTOR JAMES CHARLES**	Land Owner	--	54839696 1	--	15.06.1966	3875 NW 183 RD AVE, Portland, Oregon - 97229, USA

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5	**Mrs.METILDA MATHEW**	Land Owner	ANJPM3601P	--	7682 7356 9264	06.11.1968	No. G5, D Block, PGP Village Apartments, Chellandi Amman Nagar, Singanallur, Coimbatore – 641 005.
6	**Mr.PAUL ANDREW PRABAKARAN**	Land Owner	AMTPP1477H	--	8442 9508 3050	14.10.1974	No.S-09, 2nd Floor, Sree Sai Villa Apartments, 26, Coffee Board Layout, Behind Corporation Bank, Kempapura, Hebbal, Bangalore, Karnataka – 560 024
7	**Minor.SHERITA .P**	Land Owner	--	--	8429 0101 5246	02.09.2013	No.S-09, 2nd Floor, Sree Sai Villa Apartments, 26, Coffee Board Layout, Behind Corporation Bank, Kempapura, Hebbal, Bangalore, Karnataka 560 024

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i. PAN No. **AANFV7611D**;

ii. 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 - **Enclosed.**

Bank	:	City Union Bank Ltd ,
Ac No	:	510909010184142
Name	:	VSK HOUSING INDIA - VSK'S AIRA RERA ACCOUNT
Branch	:	TVS Nagar Branch, Coimbatore;

iii. Details of project land held by the applicant - **VSK HOUSING INDIA**;

iv. Details of Approval obtained from Various Competent Authorities for commencing the Project:

DTCP Chennai	: 304/2020 dated: 07.11.2020
LPA Coimbatore	: 3624/2020/cjpF-2 Dated: 18.03.2022
Coimbatore Corporation	: BA. No.: 162/BPA/2022/02326
	: BL. No.: 162/BL/2022/02/063/02186

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.:

S.No	Project Name	Address	No.of Units	Commencement	Completion	Remarks
1.	VSK's Aksharam Apartment	No.9,10 & 11, KNG Pudur, GN Mills, Coimbatore – 641029.	16	August 2015	September 2017	Nil
2.	VSK's Aayushman Apartment	SF. No. 405/2A21 & 2A2, Sri Alamelu Nagar, TVS NAGAR, Coimbatore – 641 025.	40	January 2017	March 2018	Nil
3.	VSK's Ashwattha Apartment	SF. No. 174/2, 174/3B1, 174/3B4, 217/B, 217/A2, 553/2, Nanjundapuram Road, Ramanathapuram Coimbatore – 641 046.	72	August 2019	June 2022	Nil

For VSK HOUSING INDIA

Partner

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vi. Agency to take up external development work Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable**

vii. Registration fee by way of a RTGS dated 13.07.2022 for an amount of Rs.2,25,180/- calculated as per sub-rule (3) of rule 3;

viii. Any other information the applicant may like to furnish.

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

i. Authenticated copy of the PAN card of the promoter; - **Enclosed**

ii. Audited balance sheet of the promoter for the preceding financial year; - **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; **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; - **Joint Development agreement enclosed.**

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;

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 point of the project; **Google Map Enclosed.**

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ix. Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **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; - **Enclosed.**

xi. the number and areas of covered parking available in the project;
Enclosed – 108 nos (1355.40 Sq.Mt)

xii. the number of open parking areas available in the project;
Enclosed – 12 nos. (150.60 Sq. Mt.)

xiii. Details of Undivided Shares pertaining to the project; - **Enclosed**

xiv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **Not Applicable.**

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 - **Enclosed**
if any associated with the development of the proposed project; - **Not Applicable** .

xvi. a declaration in FORM 'B'. – **Enclosed.**

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

Dated:13.07.2022
Place: Coimbatore
Yours faithfully,
For VSK HOUSING INDIA

PARTNER

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THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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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.