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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT FOR BLOCK - D

To

The Real Estate Regulatory Authority
Tamilnadu,
3rd Floor, East Wing, CMDA Building,
Thallamuthu Natarajan Building,
No.1, Gandhi Irwing Road,
Egmore, Chennai – 600 008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Coimbatore** Taluk **Coimbatore** District **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; - **Company – Promoter**
Company – Land Owner

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority –

Promoter

(a) Name : **M/S. Sreevatsa Real Estates Private Limited**

(b) Address : **Old No. 8/2, New No. 324,**
Mettupalayam Road,
Coimbatore – 641 043
E-mail Id : realestate@sreevatsa.com

(c) Copy of registration certificate : **181-5875 of 1995 – Copy Enclosed - 2**

(d) Main objects : **Construction of Single Dwelling or Multi Dwelling or Multi stored Residential Building.**

Land Owner

(e) Name : **M/s. SREL Properties Holding (Covai) Pvt. Ltd.**

(f) Address: **Old No. 8/2, New No. 324,**
Mettupalayam Road,
Coimbatore – 641 043
E-mail Id : realestate@sreevatsa.com

(g) Name, photograph and address of chairman of the governing body / partners / directors etc. :

Name & Address of Directors of Promoter Company:



1) C.S Ramaswamy
Managing Director,
Old No. 8/2, New No. 324,
Mettupalayam Road,
Coimbatore – 641 043.



2) C. R. Rajiv,
Joint Managing Director,
Old No. 8/2, New No. 324,
Mettupalayam Road,
Coimbatore – 641 043.



3) Shantha Ramaswamy,
Director,
Old No. 8/2, New No. 324,
Mettupalayam Road,
Coimbatore – 641 043.

Photograph of Directors of Promoter Company: **Copy Enclosed – 3**

Aadhaar Cards of Directors of Promoter Company: **Copy Enclosed – 5**

(5)

Name & Address of Directors of Land Owner Company:



1) **C. R. Rajiv,**
Joint Managing Director,
Old No. 8/2, New No. 324,
Mettupalayam Road,
Coimbatore – 641 043.



2) **Aishwarya Rajiv**
Director,
Old No. 8/2, New No. 324,
Mettupalayam Road,
Coimbatore – 641 043.

Photograph of Directors of Land Owner Company: **Copy Enclosed – 4**

Aadhaar Cards of Directors of Land Owner Company : **Copy Enclosed – 5**

(iii) PAN No. of Promoter & Directors:

1) **M/S. Sreevatsa Real Estates P Ltd. – AADCS0177J**
2) **C.S. Ramaswamy – ADXPR0682F**
3) **C.R. Rajiv – AEJPR9562B**
4) **Shantha Ramaswamy – ABTPS5795C**

PAN Card Copies – **Copy Enclosed – 5**

PAN No. of Land Owner & Directors:

1) **M/S. S R E L Properties Holding (Covai) Pvt. Ltd. – AALCS0499K**
2) **C.R. Rajiv – AEJPR9562B**
3) **Aishwarya Rajiv – AGWPA6246J**

PAN Card Copies – **Copy Enclosed – 5**

(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 ; - **Copy Enclosed - 16**

RERA A/c. No. – 61231010007326
CANARA BANK,
R.S. PURAM,
METTUPALAYAM ROAD,
COIMBATORE – 641 002

(v) Details of project land held by the applicant - **This is a Joint Venture Project**

Name of Land Owner : **SREL Properties Holding (Covai) Pvt. Ltd**
100% Subsidiary of Sreevatsa Real Estates Pvt Ltd

Address: **Old No. 8/2, New No. 324,**
Mettupalayam Road,
Coimbatore - 641 043
Ph: 9443057285
E-mail: realestate@sreevatsa.com

PAN No. : **AALCS0499K**

PAN Card Copy – **Copy Enclosed – 5**
Photograph of Directors of Land Owner – **Copy Enclosed – 4**
Aadhaar Card of Directors – **Copy Enclosed – 5**
Parent Documents – **Copy Enclosed – 26**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - **SREEVATSA URBAN VILLAGE – BLOCK D;**

BL No. BL/0672/2021/MH3/N DT. 20.10.2021 from Coimbatore Municipal Corporation, Coimbatore – Copy Enclosed – 9

PP No. 3471/2019 Dt. 25.03.2021 from Local Planning Authority - Copy Enclosed – 7

Approved plans with Local Body Seal – **Copy Enclosed – 8**

(9)

(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. - **List Enclosed – 19**

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

(ix) Registration fee paid by way of a **NEFT** dated **02/02/2019** through **Syndicate Bank, R.S. Puram, Coimbatore** bearing No. **UTR No. P19020283910237** for an amount of **Rs. 167146/-** calculated as per sub-rule (3) of rule 3; and Resubmission Charge paid by way of **NEFT** dated **08/12/2021** through **Canara Bank, R.S. Puram, Coimbatore** bearing No. **UTR No. P342210141849890** for an amount of **Rs. 2000/-.**

Calculation Sheet - **Copy Enclosed – 18**
Payment Details - **Copy Enclosed – 17**

(x) Any other information the applicant may like to furnish : **NIL**

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN cards of the promoter & land owner; - **Copy Enclosed – 5**

(ii) Audited balance sheet of the promoter & ITR of land owner for the preceding financial year. - **Copy Enclosed – 12**

(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; - **Copy Enclosed - 26**

(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; **Copy Enclosed – 26**

(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 - Copy Enclosed - 26**

(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; - **Copy Enclosed - 7 & 9**

(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; - **Copy Enclosed – 8 & 27**

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including :-

(a) Fire-fighting
(b) Drinking Water Facilities
(c) Sewage
(d) Solid and Liquid waste Management and Disposal
(e) Use of Renewable Energy
(f) Emergency Evacuation Services (for MSB)

- Copy Enclosed – 20

(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; - **Copy Enclosed – 21**

(ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Copy Enclosed – 22**

(13)

(x) The number, type and the carpet area of Flats 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; - **Copy Enclosed - 15**

(xi) The number and areas of covered parking available in the project; - **Copy Enclosed - 15**

(xii) The number of open parking areas available in the project - **Copy Enclosed – 15**

(xiii) Details of undivided shares pertaining to the project; - **Copy Enclosed – 15**

(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, if any associated with the development of the proposed project;

Architect :

Siddarth Gopala Sankar
M/s. Sankar & Associates,
27, Sengupta Street, Ramnagar,
Coimbatore - 641 009
Ph. : 0422 – 2230890/2232107/2234296
E-mail – ID : admin@sankarassociates.in

Structural Engineer:

S. Murugesh
Chartered Engineer, (AM 092266)
M/s. Sankar & Associates,
27, Sengupta Street, Ramnagar,
Coimbatore - 641 009
Ph. : 0422 – 2230890/2232107/2234296
E-mail – ID : admin@sankarassociates.in

Project Manager: Mr. B.Srinivasan

(15)

SREEVATSA REAL ESTATES P LTD.,
Old No.8/2, New No.324, Mettupalayam Road,
Coimbatore – 641 043.
Mobile No. 94430 21915.
E-mail - ID – realestate@sreevatsa.com

Site Engineer: Mr. Arunkumar.B,

SREEVATSA REAL ESTATES P LTD.,
Old No.8/2, New No.324, Mettupalayam Road,
Coimbatore – 641 043.
Mobile No. 89032 16799.
E-mail - ID – realestate@sreevatsa.com

Civil Contractor: M/S. Sabari Constrcutions Technologies Pvt.Ltd.
No.68, Kalluri Nagar, AnnaNagar, Peelamedu,
Coimbatore – 641 004.
Land Line: 0422-2578430/2578431.
E-mail - ID – info@sreesabari.com

(xvi) A declaration in FORM 'B'. – **Copy Enclosed – 10**

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

Dated : 15/12/2021
Place : Coimbatore

SREL PROPERTIES HOLDING (COVAI) P. LTD.
AUTHORISED SIGNATORY

Yours faithfully,
For Sreevatsa Real Estates Pvt.Ltd
Authorised Signatory
Signature and seal of the applicant(s)

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.