

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st Floor, No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project (**ORANGE ENCLAVE**) to be set up at **RSF.No 32/5A2, Thindal Village, Erode Corporation, Erode District**.

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 - **Partnership**

- (a) Name : **SHRI NANDHAN PROPERTIES**
- (b) Address : No.35/15, Sanjay Nagar,
Rani Street, Sampath Nagar,
Erode – 638 011.
PH No – 94431 13672.

(c) Copy of registration certificate - **33AECFS9628G1ZV**

(d) Main objects - **Construction of RESIDENTIAL APARTMENTS**

(e) Name, photograph and address of chairman of the governing body / partners / directors etc (**PARTNER'S DETAILS – SEPARATE SHEET ENCLOSED**)

(iii) PAN No **AECFS9628G**

NAI
S. Reddy

- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained

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HDFC BANK, Ac No - 50200055645404,
IFSC Code No -HDFC0000232 , No.141, Kandakottam Complex,
Sathy Road, Erode -638 003., TAMIL NADU

- (v) Details of project land held by the applicant -
RS No 32/5A2, Village - Thindal, Corporation - Erode, District - Erode
Total Area- 7232 Sq.Ft

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project
- | | | |
|---|---|--|
| v | 1 | Deputy Director of Town & Country Planning, Tiruppur Region - Approval |
| i | | No. 21/2019 dated: 20-12-2019 Planning Permission. |
|) | 2 | Erode Corporation Building Licence No - 056/BL/2020/00260. |
| | | dated 14-07-2020. |

- (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. - **Our Partnership firm has been started as on February 2020, So this is the first project of our concern.**

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

- (ix) Registration fee paid by way of fund transfer through NEFT, -
Ref UTR No - N364211771604685, Dated - 30/12/2021, Time 17:15pm, for amount Rs 31,520/- through HDFC bank(Thirty One thousand five hundred and twenty only) calculated as per sub-rule (3) of rule 3;

- (x) Any other information the applicant may like to furnish. **No**

For SHRI NANNAN PROPERTIES
S. N. N. S. N. N.
Authorized Signatory

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- | | |
|-----------------------------------|---|
| Fire- fighting facilities | As per Fire Service Norms Provided |
| Drinking water facilities | Bore well water for Domestic usage & Corporation water for drinking purpose will be provided. |
| Solid and liquid waste management | Solid waste – garbage collection by Municipal Corporation sanitary Department |
| | Liquid Waste – as per approved plan |
| Emergency evacuation services | Will be provided as per approved plan |

SRI HANU PROPERTIES
S.N.M. S. Nigist
Authorized Signatory

- (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 Detailed Enclosed

11°32'38.52"N 77°68'27.29"E – South West Corner
11°32'39.17"N 77°68'28.15"E – South East Corner
11°32'40.78"N 77°68'25.59"E – North West Corner
11°32'41.69"N 77°68'26.97"E – North East Corner

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees - **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 - **11**

- (xii) The number of open parking areas available in the project - **No**

- (xiii) Details of Undivided Shares pertaining to the project; - **7232Sq.Ft**

- (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 Attached**

- (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: 4/01/2022

Place: Erode

For SHRI NANDHAN PROPERTIES

S. N. N.

S. N. N.

Authorised Signatory

Signature and seal of the applicant(s)
(POA)

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

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



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.

