

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

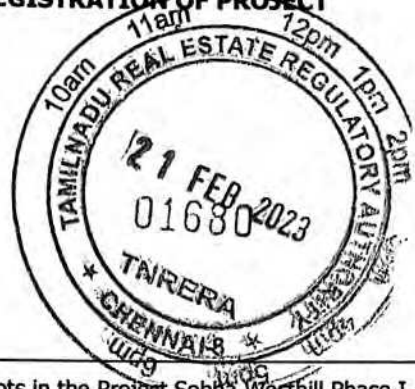
Tamil Nadu Real Estate Regulatory Authority (TNRERA)

III Floor (East Wing), CMDA,

Thalamuthu-Natarajan Maaligai

No.1, Gandhi Irwin Road, Egmore

Chennai - 600 008



Sir,

We hereby apply for the grant of registration of 35 Villas and 3 shop plots in the Project Sobha Westhill Phase I, Phase II and Phase III to be set up at Survey nos. 490/1A1, 490/1B1, 491/1A, 491/1B, 491/1C, 491/1D, 491/1E, 490/1A2, 490/1B2, 489/1A(P) and 489/1B(P) of Harishree Garden, Thondamuthur Main Road, Veerakeralam Village, Sundapalayam, Coimbatore - 641007 Tamil Nadu.

1	The requisite particulars are as under:-	
	APPLICANT 1	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Public Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	M/s. SOBHA LIMITED
b)	Address	Sarjapur - Marathahalli ORR, Devarabisanahalli, Bellandur Post, Bangalore - 560 103 Karnataka State.
c)	Copy of registration certificate	CIN - U45201KA1995PLC018475 GST Number : 33AABCS7723E3ZK Annexure as per Sl.no 3a
d)	Main objects	Builders, property developers, Civil, mechanical and labour contractors
e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	Mr. Jagadish Nangineni Managing Director
	Photograph	

	Contact	8098844000
	email id	rera.coimbatore@sobha.com
f)	PAN No.	AABCS7723E
	APPLICANT 2	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Private Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	M/s. Sri Kanakadurga Property Developers Private Limited and M/s.Sri Durga devi Property Management Private Limited.
b)	Address	Registered Office at Polyhose Towers, 5th Floor, SPIC Annex, No.86 - 88, Mount Road, Guindy, Chennai 600 032, Tamilnadu state
c)	Copy of registration certificate	CIN - U45204TN2007PTC061973; U70109TN2007PTC062879 Annexure as per Sl.no 3
d)	Main objects	Developers, Builders, Constructors, Contractors, maintainers, decorators, interior designers, engineers, dealers, exporters and importers.
e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	RAVI KATACKA VATTATHU RAMAN
	Photograph	
	Contact	9965534705
	Address	Sarjapur – Marathahalli ORR, Devarabisanahalli, Bellandur Post, Bangalore – 560 103 Karnataka State.
	email id	rera.coimbatore@sobha.com
f)	PAN No.	AAKCS7548A ;AAKCS7549B
(iii)	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	Axis Bank Ltd, No 9, M.G.Road, Block A, Bangalore, Karnataka - 560001.Account number: 923020008733030

(iv)	Details of project land held by the applicant	Survey nos. 490/1A1,490/1B1,491/1A,491/1B,491/1C,491/1D,491/1E,490/1A2,490/1B2,489/1A(P) and 489/1B(P) of Harishree Garden,Thondamuthur Main Road,Veerakeralam Village,Sundapalayam,Coimbatore -641007 Tamil Nadu.
(v)	Details of Approval obtained from Various Competent Authorities for commencing the Project	
	APPROVAL - Annexure as per Sl.no 7 LAYOUT APPROVAL 1.LPA Layout approval No : Phase I : 142/2012 dated : 12.07.2012 :11/2013 dated:16.04.2013 250/2013 dated:07.10.2013 2.Coimbatore Corporation approval : 06/12/MH1/W dated : 24.08.2012 06/13/MH1/W dated:10.05.2013 16/13/MH1/W dated:27.11.2013 Phase II Phase III - Phase I : Phase II : Phase III : 	
(vi)	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.	Annexure as per Sl.no 21
(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 by way of a demand draft dated 06.02.2023 drawn on Axis bank Ltd bearing no.004276 for an amount of Rs 2,54,300/- calculated as per sub-rule (3) of rule 3;	
(ix)	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;	Annexure as per Sl.no 4
(II)	Audited balance sheet of the promoter for the preceding financial year.	Annexure as per Sl.no 10
(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;	Annexure as per Sl.no 5
(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;	Annexure as per Sl.no 6
(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;	Annexure as per Sl.no 5

(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;	Annexure as per Sl.no 7
(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;	Annexure as per Sl.no 7 (Approvals)- Annexure as per Sl.no 26 (Specifications)
(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;	Annexure as per Sl.no 22
(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;	Annexure as per Sl.no 23
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure as per Sl.no 24
(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;	Annexure as per Sl.no 13
(xi)	The number and areas of covered parking available in the project;	Annexure as per Sl.no 13
(xii)	The number of open parking areas available in the project;	
(xiii)	Details of undivided shares pertaining to the project;	Annexure as per Sl.no 13
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure as per Sl.no 25
(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;	Construction by Sobha Limited. Architects and other details annexed in Annexure as per Sl.no 25
(xvi)	A declaration in FORM 'B'.	Annexure as per Sl.no 8

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

Dated: 08.02.2023

Place: Coimbatore

Yours faithfully,

SOBHA LIMITED

K. B. Salazar
Authorized Signatory

APPLICANT 1

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.

