

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[Rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority (TNRERA)
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our project "Utsav Hills" to be constructed at Coimbatore District, Coimbatore North Taluk, Kurudampalayam Village, Dhandapani Nagar Road, Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant - Company

(ii) In case of Company - (Serial No.3 of checklist)
(a) Name: Sai UVR Properties Private Limited

(b) Registered office Address:
F1, "Sai Ratan", 183 Dharga Road
Pallavaram
Chennai - 600 043

(c) Copy of registration certificate - U70200TN2013PTC092874 (certificate enclosed)

(d) Main objectives of the Company - Property Development

(e) Name, photograph and address of Chairman of the governing body / partners / Directors etc. - Details of the Board of Directors is attached.

(f) Mobile Number & Email ID: 90009 04709; accounts@vgsaigroup.com

(iii) PAN - AATCS5640N (Company PAN) - authenticated copy of the PAN enclosed (Serial No.4 in checklist)



- (iv) Account Name: Sai UVR Properties Private Limited - Utsav Hills - RERA
Bank Name: Axis Bank Limited
Branch: Saibaba Colony, Coimbatore
Account No: 923020025854174
IFSC: UTIB0000842
Coimbatore.
- (v) Extent of Land in Sq.mtrs for which FSI is permitted: 4,515.09 Square meters
(Serial No.18 of the checklist)

Area of land:

M/s Sai UVR Properties Private Limited is the absolute and lawful owner of land admeasuring 5,018.10 square metres comprised in S. Nos. 110/4B & 126/1B situated at Kurudampalayam Panchayat, Coimbatore North Taluk, Coimbatore District vide Sale Deeds dated 17th October 2013 & 22nd January 2014 registered as Document nos. 15964/2022 at the office of the Sub-Registrar, Periyanaickenpalayam out of which 503.01 square meters has been gifted to the Kurudampalayam Panchayat vide Gift Deed No. No.5781/2023 towards Open Space Reservation (OSR) approved by the Directorate of Town and Country Planning (DTCP Approval No. B.P/DTCP/No.73/2023) - Net land area totalling to 4,515.09 square metres is available for development of a residential gated community.

- (vi) Details of Approval - (Serial No.7 in the checklist)
- (a) Copy of Planning Permission No - 192 'A to F' /2023
 - (b) Copy of Building Plan No: B.P/DTCP No: 73/2023 - Copy enclosed
 - (c) Copy of one set of Approved Plans with Local Body seal: Copy enclosed
 - (d) Copy of Building Plan Permission Approval No issued by the Kurudampalayam Village Panchayat: 26/2023 dated: 20.04.2023
- (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. -
(Serial No 21 of the checklist)



First Project

Site Address	Project details	Current status of the project	Case Pending	Payment pending
"Utsav Prashanthi" SF. No.584/1A & 585/2A, Police Station Road, Alandurai Village, Coimbatore - 641 101.	TN/11/Building /0188/ 2017	Project completed. Forms for application of completion is in process to be submitted to TNRERA	There are no cases	All payment completed

(viii) Agency to take up external development work: Self Development

(ix) Registration Fee & mode of payment: (Serial No.20 of the checklist)

Registration fee by way of a Demand Draft dated 30th May 2023 drawn on Axis Bank Limited, Saibaba colony Branch, Coimbatore 641 011 bearing no. 026064 for an amount of Rs.2,00,500/- (Two Lakhs Five Hundred Only) calculated as per sub-rule (3) of rule3;

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (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;
- (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;
- (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;

(A) Authenticated copy of the building permit and sanctioned

(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/building sanction plan, partial completion certificate for each of such phase;

- (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;
- (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 points of the project;
- (ix) proforma of the allotment letter, Agreement for Sale, and the conveyance deed proposed to be signed with the allottees;
- (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;
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (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;
- (xvi) a declaration in FORM 'B'.

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

Dated: 30th May 2023
Place: Coimbatore

Yours faithfully,

For SAI URBAN PROPERTIES PRIVATE LIMITED


Director

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.

