

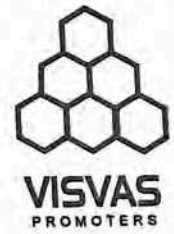
RE

REGULATORY RECORD

RERA Document

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



APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of Residential Non High Rise Apartment in Stilt+5 Floors containing 120 apartments in 2 Blocks, R.S No.27/3, Thuvaraman Village, Madurai West Taluk, Madurai, Stylized here with as "APARNA"

1. The requisite particulars are as under:-

(i) Status of the applicant ; *Firm - Private Limited.*

- a. Name: **Visvas Promoters (P) Ltd**
- b. Address: **84. T.P.K Road, Andalpuram, Madurai 625003**
- c. Copy of registration certificate: **Enclosed**
- d. Major activities **Sale of Plots and Construction and Sale of Residential Apartments**

AUTHORISED SIGNATORY



VISVAS PROMOTERS (P) LTD.,

84, TPK Road, Andalpuram, Madurai - 625 003.

Phone : 0452 – 2375211 E-Mail : enquiry@visvaspromoters.com Web : www.visvas.in

GSTN : 33AABCV2330G1ZU



a. Name, photograph and address of directors :

NAME OF DIRECTOR	ADDRESS	PHOTOGRAPH
S.SEETHARAMAN	s/o of R.Sankaran 40,KESARKUNJ, VINDHYACHAL APARTMENTS, CHANDRAKANDHI NAGAR, PONMENI, MADURAI, updates@visvaspromoters.com 9842305262 PAN NO:AKJPS9973K	
S.PADMALAKSHMI	w/o of S.Seetharaman 40, KESAR KUNJ, VINDHYACHAL APARTMENTS, CHANDRAKANDHI NAGAR, PONMENI, MADURAI, updates@visvaspromoters.com 9842305262 PAN NO:AFVPP1130L	

(iii) PAN NO : VISVAS PROMOTERS (P) Ltd : AABCV2330G





(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained : **Union Bank Of India, Kochadai Branch, Madurai**

(v) Details of project land held by the applicant : Site is held by Promoter, Site R.S No.27/3, Thubariman Village, Madurai West Taluk, Madurai.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:

S.No	Authority	Approval No	Date
1	Technical Clearance by Assistant Director/MS (i/c), DTCP, Madurai (LPA)	BP/DTCP NO 224/2023	21.06.2023
2	Planning Permission by Assistant Director/Member Secretary Madurai Local Planning Authority	LP/MLPA 237/2023	04.07.2023
3	Building Permit , President, Thubariman Panjayat	53/2023-2024	22/07/2023



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(vii) Brief details of the projects launched by the promoter in the last five years:

Sl. No.	Projects in last 5 years	Status
1	Block G, Thanathavam Road, Ponmeni, Madurai	Under Progress, TN 20 Building 0112 2022
2	Supraja, Layout at Thenur Village, Madurai	Completed, TN/20/Layout 0156 2021
3	Block F, Thanathavam Road, Ponmeni, Madurai	Completed, TN/20 Building 0026 2020
4	Block E, Thanathavam Road, Ponmeni, Madurai	Completed, TN/20 Building 0213 2019
5	Block B & C, Thanathavam Road, Ponmeni, Madurai	Completed, TN 20 Building 0114 & 115 2019
6	APRAMEYA, Thuvaraman Village, Madurai.	Completed, TN/20/Layout 5820 2022

(viii) Agency to take up external development works: Visvas Promoters (P) Ltd, 84, TPK Road, Andalpuram, Madurai.

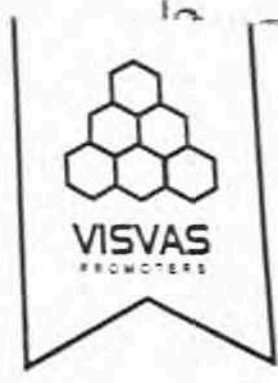
(ix) Registration fee transferred by way of RTGS drawn on Union Bank of India Bank bearing Reference No: UBINH23237625271 dated on 25-08-2023 for an amount of Rs.2,02,539/- (Rupees Two Lakhs Two Thousand Five Hundred and Thirty Nine Only) calculated as per sub-rule (3) of rule 3.

(x) Any other information the applicant may like to furnish. The promoters are Directors and Shareholders in the agency undertaking development works-Visvas Promoters (P) Ltd.

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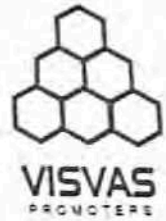


2. I/we enclose the following documents namely:-
- (i) Authenticated copy of the PAN card of the promoter: **Enclosed.**
 - (ii) Audited balance sheet of the promoter for the preceding financial year: **Enclosed.**
 - (iii) Copy of the legal title deed reflecting the title of the promoter to the land 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: **Patta attached.**
 - (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; **No Encumbrances, EC Enclosed.**
 - (v) (i) 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: **Not Applicable**
 - (vi) 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.**



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- (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; **Enclosed as Applicable**
- (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; **Enclosed**
- (ix) Proforma 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 with Carpet Area Statement**
- (xii) The number of open parking areas available in the project; **Enclosed**
- (xiii) Details of Undivided Shares pertaining to the project; **Enclosed with Carpet Area Statement**
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **None**



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(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and GeoTechnical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Enclosed.**

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

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

Dated: 26.08.2023

Place: Madurai

Yours faithfully,
Signature and seal of the applicant(s)



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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

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An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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Patta and Chitta

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EC Analyzer

Bank charge check

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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
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

