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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM "A"

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority,
Chennai.

01005

Sir,

We hereby apply for the grant of **PARTIAL REGISTRATION** for **PHASE – I** of our **RESIDENTIAL VILLAS & ROW HOUSES and COMMERCIAL OFFICE WITH SPECIAL FEATURES** of project named **"ROYAL KALPATARU PHASE -I"**, comprising **Ground Floor + 2 Floors / Stilt + 3 Floors (BLOCK –Y)** with **28 Residential Dwelling Units & 1 Office** to be constructed at **T. S. No. 8/2 (Old S. F. No. 162), Block No. 25, Ward – U (21) & T. S. No. 42 (Old S. F. No. 156/1 (Part)), Block 23, Ward –U(21), Coimbatore Corporation (North Zone), Ganapathy Village, Coimbatore District, Tamil Nadu state.**

(i) Status of the applicant, whether individual/ Company/Proprietorship firm / societies / Partnership Firm_/ competent authority; **PARTNERSHIP FIRM**

1)

(a) Name : **M/s. ROYAL SHELTER** (DEVELOPER)
Represented by its **MANAGING PARTNER**
P. RAVICHANDRAN

(b) Father's Name : PERINBAM

(c) Permanent address : 2nd Floor, J. P. Tower, D27, 7th Cross (east), Thillainagar , Trichy – 620 018



(d) Photograph : **Attached**

(e) Mobile No. : **98424 66466**

(f) PAN NO. : **AGBPM5166A**

(g) Email ID : **royalshelter@gmail.com**

(h) Main Objects : Promoting Residential Apartments and Villas

AND

2)

(ii) Status of the applicant, whether Individual/ Company/Proprietorship firm / societies / Partnership Firm_/ competent authority: **PARTNERSHIP FIRM**

Name : **M/s. KALPATARU VENTURES** (LAND OWNER)
Represented by its **PARTNERS**

Permanent address : 94A, Mahaveer Complex,
Thomas Street (Opposite to Gokulraj Transport)
Coimbatore – 6241 001.

Company PAN No. : **AAUFK8361Q**

1)

(a) Name : **S. RAKESH MEHTA**

(b) Father's Name : SHANTHILAL

(c) Designation : PARTNER

(d) Photograph : **Attached**

(e) Mobile No. : **94433 37002**

(f) PAN NO. : **ABTPR5197D**

(g) Email ID : **kothari81@yahoo.co.in**



RAKESH MEHTA
M/S KALPATARU VENTURES

For ROYAL SHELTER

Managing Partner / Power Agent

[P. RAVICHANDRAN]

For Kalpataru Ventures

Partners

[S. RAKESH MEHTA]

For Kalpataru Ventures

Partners

[K. SRIPAL KOTHARI]



SRIPAL KOTHARI
M/S KALPATARU VENTURES

2)

(h)	Name	: **K. SRIPAL KOTHARI**
(i)	Father's Name	: KANTILAL KOTHARI
(j)	Designation	: PARTNER
(k)	Photograph	: **Attached**
(l)	Mobile No.	: **93666 73000**
(m)	PAN NO.	: **ABTPR5197D**
(n)	Email ID	: **kothari81@yahoo.co.in**

(ii) 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.

STATE BANK OF INDIA, RACE COURSE ROAD BRANCH,

A/C No.; **41430 830 287,** IFSC Code: **SBIN0007940**

(iii) Details of Project land held by the Applicant: **Enclosed**

(iv) Details of Approval obtained from Various Competent Authorities for commencing the Project. **Enclosed**

(v) 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. – **Enclosed**

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

(vii) Registration fee by way of demand draft dated 28-12-2022 drawn on Axis Bank Ltd., Tiruchirapally **Branch** bearing no. 094633 for an amount of **Rs.** 1,96,800/-. Calculated as per sub-rule (3) or rule 3;

(viii) Any other information the applicant may like to furnish.

1. I/We enclose the following documents in triplicate, 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: **Enclosed**

(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; **Enclosed**

(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 the title and other documents reflecting the title of such owner on the land proposed to be developed; **Enclosed**

(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 or such phases: **Enclosed**

For ROYAL SHELTER
Managing Partner / Power Agent
[P. RAVICHANDRAN]

For Kalpataru Ventures
Partners
[S. RAKESH MEHTA]

For Kalpataru Ventures
Partners
[K. SRIPAL KOTHARI]

(vi) The sanction plan, layout plan and specification of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; **Enclosed**

(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**

(viii) The location details of the project, with clear demarcation of land dedicated longitude of the end points of this 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 carper area of apartments for sale in the project areas, if any, 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**

(xii) The number and areas of open parking available in the project. Details of undivided shares pertaining to the project; **Enclosed**

(xiii) 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; **Enclosed**

(xiv) A declaration in FORM 'B'.

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

For ROYAL SHELTER

Managing Partner / Power Agent

[P. RAVICHANDRAN]

For Kalpataru Ventures

Partners

[S. RAKESH MEHTA]

For Kalpataru Ventures

Partners

[K. SRIPAL KOTHARI]

Date: 28-12-2022
Place: Trichy

Yours faithfully,
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.