Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED RECORD

Promoter Details

Name*	A SRIDHARAN	Father's Name*	SRI ACHAL RANGASWAMI
PAN No*	AKIPS 5631 D	Aadhaar Number*	747574570543
Mobile No*	9894317840	Telephone Number*	0422 4365060
FAX Number		E Mail*	sri@covaicare.com
Occupation	BUSINESS (SENIOR LIVING & CARE)	Address Line 1*	M 307, THE RETREAT BY MINT HOMES
State*	TAMILNADU	Address Line 2*	SENTHILNAGAR, SOWRIPALAYAM, COIMBATORE SOUTH
Pin code*	641028	District	COIMBATORE

If it is a firm

Name of the Firm / Company*	**COVAI PROPERTY CENTRE (INDIA) PRIVATE LTD**	Copy of the Registration Certificate*	**Attached**
Address*	13/4,GEM NIRMALAAYAM, COVAI TOWER, V G RAO NAGAR,GANAPATHY COIMBATORE 641 006	Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	**Attached**
Mobile No*	99944 - 17830	Main objects*	Developing and Consulting Senior Living Communities along with Senior and Health care services like Assisted Care, Memory Care, Palliative Care, Polycare and Person with Intellectual disability care, Polycare, Day Care (Elders)

Telephone No	0422-4365060
FAX Number	
E Mail	info@covaicare.com
State*	TAMILNADU
Pin code*	641006

Previous Project Details (Last 5 Years only)

Project Names	**SURABI, VEDAM ENCLAVE, SANTHOSHAM EXTENSION – PHASE II, SERENE IDIGARAI**	Project Description (Max 500 Characters)	**PROJECTS SURABI AND VEDAM ENCLAVE ARE REAL ESTATE PROJECTS WITH 52 APARTMENTS AND 72 APARTMENTS RESPECTIVELY.** **PROJECTS SERENE IDIGARAI AND SANTHOSHAM EXTENSION – PHASE II ARE THE SENIOR LIVING RETIREMENT COMMUNTIES CREATED SEPCIFICALLY FOR SENIOR CITIZENS TO ENJOY THE ACTIVE LIFE IN THEIR SILVER YEARS.** **AFTER THE OCCUPATION OF THE DWELLINGS, SERVICES AND CARE ARE PROVIDED BY THE AUTHORIZED SERVICE PROVIDER, OUR SISTER COMPANY, COVAI SENIOR CITIZENS SERVICES (P) LIMITED TO THE SENIOR RESIDENTS OF THE COMMUNITY**
Current Status	ALL PROJECTS ARE HANDED OVER AND OPERATIONAL	State	TAMIL NADU

Category of Building	SURABI – 52 APARTMENTS, REAL ESTATE CATEGORY VEDAM ENCLAVE – 72 APARTMENTS, REAL ESTATE CATEGORY SERENE IDIGARAI – 184 VILLAS, 21 APARTMENTS – SENIOR LIVING RETIREMENT COMMUNITY SANTHOSHAM EXTENSION – PHASE II 10 VILLAS – SENIOR LIVING RETIREMENT COMMUNITY	District*	COIMBATORE
Is there any Case Pending	NIL	Pincode	
Address	PROJECT SURABI - PNR LAYOUT, TRICHY ROAD, CBE 641 018 PROJECT VEDAM ENCLAVE – PATTANAM ITTERI ROAD, ONDIPUDUR, COIMBATORE 641 016 PROJECT SERENE IDIGARAI – SENGALIPALAYAM ROAD, MANIAKARANPALAYAM, IDIGARAI ROAD, COIMBATORE – 641 022 PROJECT SANTHOSHAM EXTENSION – PHASE II - KALAMPALAYAM POST, PERUR – PACHAPALAYAM, COIMBATORE 641 010		

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.