

RE

REGULATORY RECORD

RERA Document

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

SHREE SHAKTHI DEVELOPER

No.252 PALLAKATTU THOTTAM
15VELAMPALAYAM MAIN ROAD,
ANUPPARPALAYAM POST
TIRUPUR - 641652.

Sanjay Shrivastava /
9952519148
Mobile : 9003811311

FORM "A"

APPLICATION FOR REGISTRATION OF PROJECT

172

To
The Real Estate Regulatory Authority
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at SF No.70/2C, Solipalayam, 15Velampalayam, Tirupur Taluk Tirupur District, Tamilnadu.

1. The requisite particulars are as under:-

- | | |
|--|---|
| (i) Status of the Company | : Partnership Firm |
| (ii) (a) Name | : Shree Shakthi Developer |
| (b) Address | : No.252, Pallakattu Thottam
15Velampalayam Main Road,
Anupparpalayam Post, Tirupur - 641652. |
| (c) Copy of Registration certificate | : 394/2017 |
| (d) Main objects | : Real Estates |
| (e) Partners | |
| 1. E.Thiagarajan | |
| S/o. R.Eswaran | |
| 7/5, Gandhinagar 4 th Street, | |
| Avinashi Road, Tirupur - 641603 | |



E. Thiagarajan
Partner

- | | |
|--|--|
| 2. T.Shyamala | |
| W/o. E.Thiagarajan | |
| 7/5, Gandhinagar 4 th Street, | |
| Avinashi Road, Tirupur - 641603 | |



T. Shyamala
Partner

EE SHAKTHI DEVELOPER

, PALLAKATTU THOTTAM
LAMPALAYAM MAIN ROAD,
UPPARPALAYAM POST
TIRUPUR - 641652.

9952519148
Mobile : 9003811311

3. C.Palanisamy
S/o. Chennimalai Gounder
2/169B2, Vayakadu, Mudalipalayam,
Pappankulam Post, Tirupur - 641655



C. Palanisamy
Partner

4. P.Dhanalakshmi
W/o. Palanisamy
2/169B2, Vayakadu, Mudalipalayam,
Pappankulam Post, Tirupur - 641655



P. Dhanalakshmi
Partner

5. R.Krishnakumar
S/o. Ramasamy
167, Samundipuram 2nd Street,
EB Colony Extn, Gandhinagar Post,
Tirupur - 641603



R. Krishnakumar
Partner

6. R.K.Manimekhalai
W/o. R.Krishnakumar
167, Samundipuram 2nd Street,
EB Colony Extn, Gandhinagar Post,
Tirupur - 641603



R. K. Manimekhalai
Partner.

(iii) PAN No.

: ADIFS5438D

(iv) Name and Address of the Bank with
Which account in terms of section 4
(2)(I)(D) of the act will be maintained

: AXIS BANK LTD
Anupparpalayam Branch,
B1/200/2015, Gandhiji Road,
Anupparpalayam, Tirupur - 641652.

(v) Details of project Land held by the
Applicant

: BHUVANA 2.0
Extent : 4696.05 Sq.Mt
SF No.70/2C, Solipalayam,
15 Velampalayam, Tirupur Taluk.

SHAKTHI DEVELOPER

52, PALLAKATTU THOTTAM
ELAMPALAYAM MAIN ROAD,
NUPPARPALAYAM POST
IRUPUR – 641652.

9952519148
Mobile : 9003811311

(vi) Details of approval obtained from : Ma.Va./Thi.Vu.Thi.Ku.No.68/2018
Various competent authorities for
Commencing the project

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

(viii) Agency to take up external develop- : No external development
Mentworks

(ix) Registration fee by way of demand draft dated 03.01.2019 drawn on HDFC Bank Bearing
No.004213 for an amount of Rs. 13,345.00 calculated as per sub rule (3) of rule 3:

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 preceeding financial year

(iii) Copy of 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 anme 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 develop 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;

(vi) The layout plan

(vii) 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;

(viii) A declaration in Form 'B'

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.

