Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
17 OCT 2019
TNRERA
CHENNAI

To
The Real Estate Regulatory Authority
1st Floor, Thalamuthu Natarajan Maligai,
No.1A, Gandhi Irwin Road
Egmore, Chennai – 600 008

- 5704

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at No.2,Kannankurichi Village, Salem Taluk & District, Tamilnadu.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; — Individual

9AA 33 600 60

(ii) In case of individual –



(a) Name — **Mr.R.JAYAVEL**
(b) Father's Name — Mr.Rathnavel
(c) Occupation — Business
(d) Permanent address — 79, II Cross Thiru Nagar, Salem-636 008
email: Jayavel1967@gmail.com
(e) Photograph



(a) Name — **Mr.D.GOVINDARAJ**
(b) Father"s Name — Mr.Dharmalingam
(c) Occupation — Business
(d) Permanent address — Door No.73, Ward No.12, Ladakara Street, Kannankurichi, Salem – 636 008.
(e) Photograph

1. **Mr.R.JAYAVEL** R.J

2. **Mr. D.GOVINDARAJ** D. Govindaraj

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OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name — NA —

(b) Address
(c) Copy of registration certificate
(d) Main objects
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(iii) PAN No. Of the Company:

(iv) 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 : NOT APPLICABLE

Indian Overseas Bank, Salem Main Branch,
6/671,Car Street, Salem 636 001
RERA Current Account No 008002000012911

(v) Details of project land held by the applicant

S.No.234/1B
measuring an extent of
Acres 4.30 Cents.
Patta No. 2230
No. 2, Kannankurichi
Village, Salem Taluk,
Salem Dist – 636 008.

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

SLPA approved layout
Vide approval No.185/2019

(vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case maybe, 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.;

As per Annexure
Page No.28

1. **Mr.R.JAYAVEL** R. Jayavel

2. **Mr. D.GOVINDARAJ** D. Govindaraj

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

(ix) Registration fee by way of a demand draft calculated as per sub-rule (3) of rule 3;

Dated 14.10.2019 drawn on STATE BANK OF INDIA bearing No. 208842 for an amount of Rs. 43855 /-

SBI DD No. 980320 dt. 16.12.19 Rs. 45718

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

2. I/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 and income tax returns of the promoter for three preceding financial years;

(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 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;

(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;

1. Mr.R.JAYAVEL

2. Mr. D.GOVINDARAJ

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PROJECT DETAILS

PROJECT NAME	:	DOCTORS LAKEVIEW GARDEN
SURVEY NO.	:	234/1B
PROJECT EXTENT	:	4.30 Cents
PATTA NO.	:	2230
PROJECT ADDRESS	:	No.2, Kannankurichi Village, Salem Taluk, Salem – 636006.
LONGITUDE	:	11 41'31.0"N
LATITUDE	:	78 10'42.2"E

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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.