

RE

REGULATORY RECORD

RERA Document

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Manjula Ph no. 9894642497

FORM A' [See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory

Authority Chennai

Tamilnadu.

Sir,



I hereby apply for the grant of registration of my project to be set up at Vellore district, Katpadi SRO, Kandipedu Village, Survey Nos. 402/1, 403/4A, 403/4B, 403/5A, 403/5B, 406/1, 406/2, 406/3A.

1. The requisite particulars are as under:-

(i)	Status of the applicant:	Individual
(ii)	In case of individual :	
	a. Name:	P.Manimozhi
	b. Father's Name:	Purushothaman
	c. Occupation:	Engineer, Builder & Developer
	d. Permanent Address:	No. 10, 6 th East Cross Road Gandhinagar Vellore - 632006 Vellore District
	e. Photograph:	
(iii)	PAN No.	AAMPM9906F

P. Prabhu

(Signature)
A. Mani

P. MANIMOZHI
Ground Floor, No. 102, Near Odai Pillaiyar Koil,
Gandhi Nagar, Vellore - 632 006.
Ph : Off - 2242498, Cell : 98946 42493
GSTIN : 33AAMP9906F1ZJ

(iv)	Name and address of the bank or banker with which account in terms of section 4(2)(I)(D) of the Act will be maintained :	Canara Bank, Katpadi branch, 119, Chittoor High Road, Katpadi, Vellore - 632007
(v)	Details of project land held by the applicant :	Vellore district , Katpadi SRO, Kandipedu Village, Survey Nos. 402/1, 403/4A, 403/4B, 403/5A, 403/5B, 406/1, 406/2, 406/3A
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project :	Approved by Mrs Rekha K.V. - Joint Director District Town and country Planning, Vellore Approved by Mrs Banumathi – Block Development officer. Kandipedu Village, Katpadi Taluk.
(vii.)	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	Nil
(viii)	Agency to take up external development works	Self Development
(ix)	Registration fee by way of NEFT for an amount calculated as per sub-rule (3) of rule 3 : And NEFT details:	Rs. 130155 NEFT Reference No. : P19120259162331
(x)	Any other information the applicant may like to furnish. :	

P. Prashu

M. M. M.

P. Prashu

Prashu

A. M. M.

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Ph : Off - 2242498, Cell : 98946 42493
GSTIN : 33AAMP9906F1ZJ

2. I/we enclose the following documents in triplicate, namely:-

(i)	Authenticated copy of the PAN card of the promoter;	Attached Copy of Pan card
(ii)	audited balance sheet of the promoter for the preceding financial year;	Annexed Balance sheet
(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;	Annexed Copy document No. 7077/2019 Dated 09/10/2019
(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;	Annexed Encumbrance Certificate
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;	Annexed copy document No. 7077/2019 Dated 09/10/2019
	Authenticated copy of the building permit and sanctioned plan from the competent authority (A) 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	Attached Copy of DTCP Approved layout plan and DTCP Approved letter. Attached Block Development officer approved letter

P. Prashan

M. V. S. S.

A. S. S.

Chinnah

P. MANIMOZHI

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Ph : Off - 2242498, Cell : 98948 42493
GSTIN : 33AAMPMS9908F1ZJ

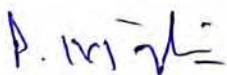
	permit / building sanction plan, partial completion certificate for each of such phases;	
(vii)	the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof :	Proposed to a. Construct water tank b. Re-work roads and re-lay the demarking stones
(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 :	Attached google map Satellite picture. Of layout
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexed
(xvi)	A declaration in FORM 'B'	Annexed

3. I Solemnly affirm and declare that the particulars given herein are correct to my knowledge and belief

Dated: 29.11.2019

Place: Vellore

Yours faithfully,

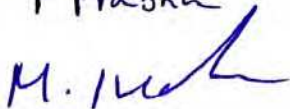


P.Manimozhi

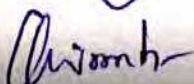
Signature and seal of the applicant(s)

P. MANIMOZHI
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Gandhi Nagar, Vellore - 632 006.
Ph : Off - 2242498, Cell : 98946 42493
GSTIN : 33AAMP9906F1ZJ

P. Prashu







3a.	Details of Land owner only in case of Joint Venture:	
(i)	a) Name	N. Boobalan
	b) Father's Name	G. Narayanababu
	c) Occupation	Agriculturist
	d) Permanent Address with Contact No. and Email ID	No 6/13, Nehru street, Kalputhur, Katpadi Post, Katpadi, Vellore- 632007 Ph. No. 9677742495 Nil Pan No.:CRZPB0858D
	e) Photograph	
(ii)	a) Name	P. Kirubanandan
	b) Father's Name	Purushothaman
	c) Occupation	
	d) Permanent Address with Contact No. and Email ID	No.77, Thiruvalluvar Street, Tharapadavedu, Katpadi, Vellore – 632007 Ph. No. 9894642493 Nil Pan No.:EOUPK7302H
	e) Photograph	
	(iii) a) Name	P. Prabhu
	b) Father's Name	Padmanaban

P. Prabhu
M. Manimozhi
A. Manimozhi

P. Manimozhi

	c) Occupation	
	d) Permanent Address with Contact No. and Email ID	No.17/42 , Mariyamman Koil street, Kosapet, Vellore – 632001
		Ph. No. 9677742497
		Nil
		Pan No.: EMEPP1550A
	e) Photograph	
(iv)	a) Name	Mohan .M
	b) Father's Name	Mani
	c) Occupation	Electrical and Plumbing contractor
	d) Permanent Address with Contact No. and Email ID	NO201-5 , Arukhanthapoondi Kannikoil street, Thottapalayam, Vellore- 632002
		Ph. No. 9894642497
		Nil
		Pan No. AYHPM7236R
	e) Photograph	

P. Prabha
M. Nishu
D. Nishu
Chiranjeev

P. Mani

P. MANIMOZHI
Ground Floor, No. 102, Near Odai Pillaiyar Koil,
Gandhi Nagar, Vellore - 632 006.
Ph : 98946 42490, Cell : 98946 42493
GSTIN : 33AAMP9906F1ZJ

9.	Registration fee remitted and mode of payment. (Layouts, sub-divisions and site approvals – Rs.5/- per square meter of plottable area excluding EWS plots, Roads and OSR)	Rs. 130155 NEFT Reference No. : P19120259162331
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10. Brief detail of the projects launched in the past 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.

Site Address	Project Details	Status of the Project	Case Pending, if any	Type of Land (Self Development or JV)	Payment Pending
Nil	Nil	Nil	Nil	Nil	Nil

11. 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 endpoints of the project (Google image with site location)

Latitude -

Longitude -

12.	Name of the License Surveyor L.S.No.	Er. K. Yuvaraj, DD, T& CP Reg. No. RE/GR-I/19/05/046
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13.	Audited Balance Sheet of the promoter for the preceding financial year
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P. Prabha
M. Prabh
Chiamh

P. Manimozhi
P. MANIMOZHI
Ground Floor, No. 102, Near Odai Pillaiar Koil,
Gandhi Nagar, Madurai - 625 006.
Ph : 045 - 2242498, Cell : 98946 42493
GSTIN : 33AAMP9906F1ZJ

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

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



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.

