

RE

REGULATORY RECORD

RERA Document

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

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To.

2509



The Real Estate Regulatory Authority
 Tamil Nadu Real Estate Regulatory Authority (TNRERA)
 No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore,
 Chennai – 600008.

Sir,

I/We hereby apply for the grant of registration of my project to be set up at
 S.No.84/1A,90/2A,92/2A ALATHUR VILLAGE, Madurai North Taluk,
 Madurai District, in LPA APPROVED LAYOUT NO.11/2020 in the state
 of Tamil Nadu.

1. The requisite particulars are as under:-

- I. Status of the applicant, whether individual / company / proprietorship
 firm / societies / partnership firm / competent authority : Company
- II. In case of firm / societies / trust / companies / limited liability
 partnership / competent authority -

Name	M/S.VIJAYA DHAYAA REALTORS
Address	Plot No.17-R-1, First Floor, 120 Feet Road Surveyor colony to Mattuthavani Main Road, Near Manish Marbles, Chambakulam, Madurai – 625007
Copy of registration certificate	Refer Annexure "A" Enclosed

.2.

Main objects	Main object of the company is Real Estate Constructing mainly Villas, Residential & Commercial Buildings
Name, photograph and address of chairman of the governing body / partners / directors etc.	List of Partners and their addresses enclosed as per Annexure "B"
PAN No	AAMFV0322N A copy Enclosed as per Annexure "C"
Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained	Name : CITY UNION BANK Branch Name : Madurai Main, Madurai Address : 82-A, Tamil sangam road, Madurai-625001
Details of project land held by the applicant	S.No.84/1A,90/2A,92/2A ALATHUR VILLAGE, Madurai North Taluk, Madurai District, in LPA APPROVED LAYOUT NO.11/2020 in Refer Annexure "D1","D2" & "D3" Enclosed
Details of Approval obtained from Various Competent Authorities for commencing the Project	Enclosed Approval Letter – Refer Annexure "E" & Annexure "D3"
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.	Brief details of the projects launched by the promoter in the last Five years Enclosed Refer Annexure "F"



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3.

Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;	Road System :Black Top Roads in the Layout
Registration fee calculated as per sub-rule (3) of rule 3	Demand draft dated <u>16.06.20</u> drawn on <u>City Union Bank Ltd</u> bearing no. <u>947225</u> for an amount of Rs. <u>22,500/-</u> /-
Any other information the applicant may like to furnish	NA

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

- (i) Authenticated copy of the PAN card of the promoter; **Enclosed Annexure C**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **Enclosed Annexure "G"**
- (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 Annexure "H"**

(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 Annexure "I"**

(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; **NA**

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

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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.

