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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

(15)

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
1st Floor, No.1-A, Gandhi Irwin Bridge Road, Egmore,
CHENNAI-600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at **T. S. No.32/2 & 3 (R.S.No.142 part), Block 23, Ward 'B', Veerapandi Village in Gobichettipalayam Municipality, Gobichettipalayam Taluk, Erode District, Tamil Nadu State.**

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorshipfirm / societies / partnership firm / competent authority:
INDIVIDUALS (mother and son).

(ii) In case of individual –

(a) Name : **1. Mrs. N. Sivakamasundari and 2. Mr.N . Piradheepan**

(b) Father's Name : W/o – S/o. Sri K. Natarajan

(c) Occupation : 1. Housewife 2. Private Employment

(d) Permanent address: 25 (13-A), Balasubramania Nagar,
Peelamedu, COIMBATORE-641 004.
Mobile: 1. 9524095000 2. 9578495000
1. Email: natarajan4849@gmail.com 2. piradheepan@gmail.com

(e) Photograph:



(N. SIVAKAMASUNDARI)

N. Sivakamasundari



(N. PIRADHEEPAN)

N. Piradheepan

OR

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

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

NA

(iii) PAN : 1. Mrs.Sivakamasundari: BFPPS1825G
2. Sri N. Piradhbeepan: APRPP5945F

Aadhaar No. 1 . Mrs.Sivakamasundari: 8371 7296 1748
2. Sri N. Piradhbeepan: 9684 9852 7502

(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:

SB Account No.5123469658 with Central Bank Of India,
Gobichettipalayam Branch.

(v) Details of project land held by the applicant: **One Acre of Vacant Land at T. S. No.32/2 & 3 (R.S.No.142 part), Block 23, Ward 'B', Veerapandi Village in Gobichettipalayam Municipality, Gobichettipalayam Taluk, Erode District, Tamil Nadu State.**

(vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

1. DTCP, Erode – DD, District No.726/2020, EEMA 2, dated 11-12-2020.
2. Approval from Gobichettipalayam Municipality :
Na.Ka.No.1683/2019/F1 dated 10-6-2021.

(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,

N. Sivakamasundari.

N. Piradhbeepan.

details of type of land and payments pending etc.:

Nil (This is the only project for Layout promotion taken up now).

(viii) Agency to take up external development works_Local Authority (exact Authority or any agreement to the Authority) / Self Development:

Self Development.

(ix) Registration fee by way of a Demand Draft No.007526 CTDS 15/00033 dated 5-8-2021 drawn on Central Bank of India, Chennai for an amount of **Rs.13,600/-** calculated as per sub-rule (3) of rule 3 at the rate of Rs.5 per sq.metre for net plottable land of 2717.25 sq.metre of land (4050 sq.mr.-1332.75 sq.mr.=2735.25 sq.meter).

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

2. We enclose the following documents **in triplicate**, namely:-

(i) authenticated copy of the PAN card of the promoter: Two PAN card copies of the applicants enclosed.

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for the preceding financial year:
Income Tax Returns of the two individuals enclosed. No Balance Sheet since individuals.

(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:
Land owned by the applicants. Copies of the Gift Deed dated 2-12-2009 in favour of Mrs.N. Sivakamasundari and Gift Deed dt.6-2-2019 in favour of N. Piradheepan alongwith parent documents and Legal Scrutiny Report dated 24-6-2019 by Sri T. Dhanakottiram, Advocate and Notary, Addl. Govt Pleader, Addl.Public Prosecutor, Gobichettipalayam certifying that the applicants have clear, marketable and enforceable title against the proposed property, are enclosed.

(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:
The following Encumbrance Certificates are enclosed showing Nil encumbrance:
1. *EC dated 12-3-2019 for the period 1-1-1985 to 5-11-2017*
2. *EC dated 12-3-2019 for the period 6-11-2017 to 11-3-2019*
3. *EC dated 17-6-2019 for the period 1-1-2019 to 16-6-2019*

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4. *EC dated 31-21-2020 for the period 1-1-2019 to 30-6-2020*
5. *Two ECs dated 11-8-2021 for the period 6-11-2017 to 10-8-2021 for T.S. Nos.32/2 and 32/3.*

(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:

Not Applicable since land owned by the Promoters.

A. Authenticated copy of the **building permit** and sanctioned plan from the competent authority in accordance with the laws applicablefor the project, and where the project is proposedto be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases:

Not Applicable since Layout Promotion only.

(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:

Approved Layout PlanNo.80/2020 (File No.726/2020 E Ma.2) dated 11-12-2020 by DTCP, Erode and No.Ma.Pi.Ko.No.1683/2019/F1 dated 10-6-2021 by Commissioner, Gobichettipalayam Municipality alongwith Proceedings No.Na.Ka.No.726/2020 E.Ma.2 dated 11-12-2020 and Na.Ka.No.1683/2019/F1 of the Commissioner, Gobichettipalayam Municipalaity are enclosed. Others Nil.

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy:

Not Applicable since Layout Promotion only.

(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:

N. Sivakamasundari

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vi) a declaration in FORM "B": Dated 12-8-2021 on Stamp Paper Enclosed.

3. We solemnly affirm and declare that the particulars given in hereinare correct to our knowledge and belief.

Yours faithfully,

1. N. Sivalamasundaram

2.

Signature and seal of the applicants: No seal since individuals.

Dated: 12th August 2021

Place: Coimbatore.

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

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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.