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



To

The Real estate Regulatory Authority

No.1A, 1st Floor, Gandhi Irwin bridge Road

Egmore, Chennai – 600 008.

Sir,

We (A.Palani and D.Rajasekaran) hereby apply for the grant of registration of our project, which has been set up at R.S.No. 17/12, Achampathu Viallage, Madurai West Taluk, Madurai District, Tamilnadu State, PIN – 625016. Latitude is 9.942663 and Longitude is 78.070257

1. The requisite particulars are as under:-

(i).	Status of the applicant	-	Individual
(ii).	(a) Name	-	A.Palani
	(b) Father's Name	-	K.Athikari
	(c) Occupation	-	Business
	(d) Permanent Address	-	No.8, Velanmai Street, Kochadai, Madurai – 625016,
	(e) Mobile No	-	94422 43145
	(f) E mail id	-	srivinayagatraders59@gmail.com
	(g) Photograph		

A. Palani

D. Rajasekaran

(a) Name	-	D.Rajasekaran
(b) Father's Name	-	Durgaisamy
(c) Occupation	-	Business
(d) Permanent Address	-	No.23, Durga Nagar, Ponmeni Madurai – 625016,
(e) Mobile No	-	99441 69009
(f) E mail id	-	srivinayagatraders59@gmail.com
(g) Photograph		

(iii). PAN No. of A.Palani - AMBPP5679B

PAN No. of D.Rajasekaran - AXZPR3191D

(iv). Name and address of the Bank or Banker with which account in terms of section 4 (2)(1)(D) of the Act is maintained – **Indian Bank**, East Masi Street branch, Madurai. Account No. 7138316474. Copy of the Bank's Certificate is enclosed.

(v). Details of the project land held by the applicant - project is set up at R.S.No. 17/12, Achampathu Village, Madurai West Taluk , Madurai District, Tamilnadu State, PIN – 625016. (Latitude is 9.942663 and Longitude is 78.070257).

(vi). Details of Approval obtained from various competent Authorities for commencing the project –

a. DTCP, Madurai Approval letter No.**2411/2021** dated **23/11/2021**
b. Panchayath Union, Madurai West Approval Letter No.**02/2021** dated **10/12/2021**

Copies of the approval letters are enclosed herewith.

(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 completion, details of cases pending, details of type of land and payments pending etc. – **No Project launched by the promoter in the last five years.**

(viii). Agency to take up external development works NIL Local Authority (exact Authority or any agreement to the Authority) / Self Development - **Layout developed by self.**

(ix). Registration fee has been paid by way of **on line** on 26/12/2021 to TNRERA account for **Rs.10050/-** calculated as per sub rule (3) of rule 3 – Copy of receipt is enclosed herewith.

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

1. The layout Project Madura City Extension has already been completed on 10/12/2021
2. We have inadvertently omitted to register our layout.
3. We request you to kindly register our layout project, condoning our lapses.

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2. We enclose the following documents in triplicate, namely

a. Authenticated copy of the PAN card of the promoter Mr.A.Palani and D.Rajasekaran.
b. Aadhaar card copies of the promoters.
c. Income Tax Returns of the promoters A.Palani for the Assessment year 2019-20 and D.Rajasekaran for the Assessment year 2020-21. A.Palani will file IT returns for Assessment year 2020-21 and submit the same to your office later.
d. Copies of the legal title deeds reflecting the title of the promoters to the land on which development is made.
e. Encumbrance certificate from the date of approval obtained from DTCP, Madurai.
f. Sanctioned Plan, layout Plan and specifications of the project as sanctioned by the competent Authority – DTCP Madurai.
g. Approval of the layout by DTCP, Madurai letter No.2441/2021 dated 23/11/2021
h. Approval letter of Panchayath Union, Madurai West No.02/2021 dated 10/12/2021.
i. Bank's Certificate copy
j. Fee paid receipt copy.
k. Location details of the layout project land.
l. A declaration in Form 'B'
m. CD containing details of all the documents.

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

Dated : 27/12/2021
Place : Madurai

Yours faithfully

Signatures of the applicants

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.