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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Mayflower
Enterprises Pvt Ltd

Date: 20.05.2026

To

THE ADDITIONAL DIRECTOR,

TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA),

EGMORE, CHENNAI.

Respected Sir,

Ref: 1. Application No: TNRERA/PBF/0159/2026 Dated: 14-03-2026

Sub: Clarification Regarding the proposal submitted by us is in compliance with the provisions of the Tamil Nadu Apartments Ownership Act and Rules.

This is to bring the office of your good selves' attention that our Association namely "Sree Annapoorna Apartments Owner's Welfare Association was registered under Section 10 of the Tamil Nadu Societies Registration Act on 29.11.2021 vide SI.No.SRG/Coimbatore/297/2021. Subsequently, on 14th Day of November, 2025 we have executed a Redevelopment Agreement with M/s. Mayflower Enterprises Pvt Ltd. and registered the Document vide Document No. 2191/2026 dated 03.03.2026 on the file of Sub-Registrar, Gandhipuram.

Thereafter, we have filed application for RERA Approval to the office of your good selves on 14.03.2026 and the authority directs clarification by the promoter on our proposal for RERA Approval is complied with the provisions of the Tamil Nadu Apartments Ownership Act and Rules. In this regard, it is humbly submitted to the authority that the planning permissions from the DTCP (Directorate of Town and Country Planning), LPA (Local Planning Authority) and Local Body has been given based on the compliance with the Provisions of Tamil Nadu Apartments Ownership Act, 2022 and Tamil Nadu Apartments Ownership Rules, 2024.

For Mayflower Enterprises Pvt. Ltd.

Authorised Signatory

Mayflower, 72, Dr. Balasundaram Road, Coimbatore - 641 018.
Tel : +91 - 422 - 2240004 / 2240005 Fax : +91 - 422 - 2240006
E-mail : mayflowerenterprises@gmail.com Web : mayflowerenterprises.com
GSTIN No. : 33AABCM4463F1ZR CIN No. : U45201TZ1997PTC007984

Further, we wish to submit that as per the Act & Rules, the Association has been formed and all members have signed in the resolution for the Planning Permission. All the members are well aware of the provisions of the TNRERA Act and now filed the application for registration of RERA.

We are well acquainted with the provisions of the Tamil Nadu Apartment Ownership Act, 2022 (Section 13(a)), wherein consent from not less than two-third (2/3rd) of the members is required for undertaking any re-development, and we confirm our compliance with the said requirement. In our case, out of 36 members, all the members have agreed and signed the resolution and 33 members have given Power to us and other three members have affirmed and promised to join after the RERA Approval.

We hereby agree that any condition, improvements by the authority will be followed in the future. Hence, our Project may please be registered and thereby enabling us to proceed with our construction of Apartment.

Thanking You,

Yours sincerely,

Mayflower Enterprises Pvt. Ltd.

Authorised Signatory

Mayflower, 72, Dr. Balasundaram Road, Coimbatore - 641 018.
Tel : +91 - 422 - 2240004 / 2240005 Fax : +91 - 422 - 2240006
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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

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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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