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RE REGULATORY RECORD

RERA Document

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Construction of Residential Group Development Villas (18 Dwelling Units + Common Amenities) at Survey Nos. 514/1A1, 518/2B, 519/2B in Vadavalli Village, West Zone, Perur Taluk, Coimbatore Corporation, Coimbatore District, Tamil Nadu .
PROJECT NAME: PROMAG ARANYA

CARPET AREA STATEMENT

DATE : 09.06-2026

S.No.	Block No	Floor	Type	Apartment No/ VILLA NO	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility/ Service/ Open Terrace	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment/ Villa (sq.m)	(h) plot area + UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	A	G+2	4 BHK	A1	236.86	20.39	14.64	27.47	299.36	1.710	301.070	273.62	1	1
2	A	G+2	4 BHK	A2	250.81	0.00	19.33	29.47	299.61	1.705	301.315	305.99	1	1
3	A	G+2	4 BHK	A3	213.72	4.41	14.11	26.17	258.41	1.705	260.115	233.16	1	1
4	A	G+2	4 BHK	A4	210.97	7.66	12.78	26.29	257.70	1.705	259.405	229.51	1	1
5	A	G+2	4 BHK	A5	213.72	4.41	14.11	26.17	258.41	1.705	260.115	233.26	1	1
6	A	G+1	3 BHK	A6	162.96	8.00	8.43	18.44	197.83	1.705	199.535	225.06	1	1
7	A	G+2	4 BHK	A7	213.72	4.41	14.11	26.17	258.41	1.705	260.115	233.16	1	1
8	A	G+2	4 BHK	A7B	354.15	20.39	22.40	32.54	429.48	1.710	431.190	448.66	1	3
9	A	G+2	4 BHK	A9	301.85	6.04	17.83	31.20	356.92	1.710	358.630	297.09	2	2
10	B	G+2	4 BHK	B1	216.51	4.96	13.84	22.83	258.14	1.705	259.845	266.34	1	1
11	B	G+2	4 BHK	B2	237.79	0.00	27.02	28.99	293.80	1.705	295.505	273.62	1	1
12	B	G+1	3 BHK	B3	166.32	4.39	29.47	19.03	219.21	1.705	220.915	230.32	1	1
13	B	G+2	4 BHK	B4	219.26	8.80	12.35	26.73	267.14	1.705	268.845	233.16	1	1
14	B	G+1	3 BHK	B5	183.35	9.60	34.27	21.30	248.52	1.705	250.225	245.70	1	1
15	B	G+2	4 BHK	B6	219.26	8.80	12.35	26.73	267.14	1.705	268.845	233.16	1	1
16	B	G+2	4 BHK	B7	325.65	0.00	30.21	43.81	399.67	1.710	401.380	292.64	2	2
17	B	G+2	4 BHK	B7A	219.26	8.80	12.35	26.73	267.14	1.705	268.845	233.16	1	1
18	B	G+1	4 BHK	B9	192.99	0.00	24.05	23.39	240.43	1.705	242.135	239.23	1	1
	VISITORS CAR PARKING													15
	GRAND TOTAL				4139.15	121.06	333.65	483.46	5077.32	30.710	5108.030	4726.84	20.00	37.00

For SGK INVESTMENT TRUST
Authorized Signatory

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED
Authorised Signatory

N. MAHESH REGISTERED ARCHITECT CA/75/1991 COUNCIL OF ARCHITECTURE INDIA

IYER & MAHESH TRIVANDRUM ARCHITECTS

PROMAG®
Creating Space for Life

Date:11.07.2026

Coimbatore

To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No.133, G-Block,

1st Avenue, Anna Nagar (East),

Chennai – 600102.

Sir,

Ref: 1. Our online Application Reference No. TNRERA/PBF/0347/2026 Dated:11-06-2026

2. TNRERA Registration Certificate - TNRERA/11/BLG/0300/2025, dated 09.09.2025

We would like to inform you that initially we have obtained TNRERA registration for **"PROMAG ARANYA"** Residential Group Development Villas, **Phase I development** covering **8 dwelling units + common amenity** over an extent of **2,162.62 Sqm** at SF. Nos. 514/1A1, 518/2B & 519/2B of Vadavalli Village, Perur Taluk, Coimbatore Corporation, Coimbatore District.

The built-up area of 2 dwelling units out of the above said 8 dwelling units has been revised. Accordingly, we have obtained planning permission for these revised 2 dwelling units along with an additional proposed 10 dwelling units and common amenity accounting to 18 dwelling units and common amenity over an extent of 4,726.84 Sqm.

Hence we hereby apply for the grant of registration of our project **"PROMAG ARANYA"** Residential Group Development Villas with **18 Dwelling Units + Common Amenity** over an extent of **4,726.84 Sqm** comprising of Block A1 to A5, A7 to A9, B1 to B2, B4, B6 to B7A - Ground Floor + First Floor + Second Floor, Block A6, B3, B5, B9 - Ground Floor + First Floor and Block 10 (Gym), Telecom Room – Ground Floor at SF. Nos. 514/1A1,

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518/2B & 519/2B of Vadavalli Village, Perur Taluk, Coimbatore Corporation, Coimbatore District.

Existing Dwelling Units/Buildings **Retained** – 6 Nos. (**A2, A3, A4, A5, A6, A7**)

Revised Dwelling Units/Buildings – 2 Nos. (**A7B** - Previously known as A8, **A9**)
Proposed Dwelling Units/Buildings – 10 Nos. (**A1, B1, B2, B3, B4, B5, B6, B7, B7A, B9**)

Upon issuance of the TNRERA Registration Certificate (Form C) for all 18 dwelling units with common amenities, we will cancel the previously issued TNRERA Registration Certificate (Form C) obtained for 8 dwelling units with common amenities.

In view of the above, we kindly request you to process our application and issue TNRERA Registration Certificate (Form C) for all 18 dwelling units with common amenities at the earliest.

Thanking you

Yours truly

For **M/s. Promag Foundations and Structures and Private Limited**

PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Vaidyanathan Mahesh
Managing Director

PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED
Admn. Office : Srivari Kikani Centre, F-1, First Floor, No. 2, Krishnaswamy Road, Coimbatore - 641 002.
Regd. Office : 15/1989 (7), Narayana Towers, Vazhuthacaud, Thiruvananthapuram - 695 014. Kerala. INDIA
Mobile : 96880 54444 E-mail : vm@promag.in www.promag.in CIN U45200KL2011PTC028971

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.