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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority (TNRERA),

No. 1A, 3rd Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008.

Sir,

We hereby apply for the grant of registration of our project to be set up at **S.F.No: 205/1A2, 247/3B, 247/4B2, 247/5B & 248/2B, Samalapuram Village and Town Panchayat, Palladam** Taluk **Tiruppur** District **Tamilnadu** State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether ~~individual / ~~**Company**~~ / proprietorship firm / societies / partnership firm / competent authority;~~

(ii) In case of Company

(a) Name : **M/s. VIP GREEN HOME DEVELOPERS PVT. LTD.**

(b) Address : **007, B Block, Raheja Enclave, Race Course, Coimbatore – 641018.**

(c) Copy of Registration Certificate : **Attached**

(d) Main objects : **Affordable Residential Plots**

(e) Name, Photograph and Address : **Mr. P.Shanmugam, No.8/422, Perumapalayam, E.B.Colony, Vasavi College Post, Erode – 638316.**

(iii) PAN No. **AADCV3315R**

(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 _____;

(v) Details of project land held by the applicant **Enclosed**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **Enclosed**

For VIP GREEN HOME DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

(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, details of type of land and payments pending etc. **Enclosed**

(viii) Agency to take up external development works **Company Development**

(ix) Registration fee by way of a demand draft dated _____ drawnon _____ bearing no. _____ for an amount of Rs. _____ /- calculated as per sub-rule (3) of rule 3;

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

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

(i) authenticated copy of the PAN card of the promoter

(ii) audited balance sheet of the promoter for the preceding financial year

(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

(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

(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

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

(vi) the sanctioned plan and specifications of the proposed project or the phase thereof and the whole project as sanctioned by the competent authority

(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

(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

For VIP GREEN HOME DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees

(x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately

(xi) the number and areas of covered parking available in the project

(xii) the number of open parking areas available in the project

(xiii) Details of Undivided Shares pertaining to the project

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project

(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project

(xvi) a declaration in FORM 'B'.

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

Dated:

Place:

For VIP GREEN HOME DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

Yours faithfully,



தமிழ்நாடு तमिलनाडु TAMILNADU

DU 620077

27.09.2024 VIP GREEN HOME DEVELOPERS PVT LTD COIMBATORE

எஸ்.தாட்சாயிணி
S. தாட்சாயிணி,
(S. DHATCHAYINI)
STAMP VENDOR
L. No: 928/அ1/2021-4
10 C, SBI Road, Coimbatore - 18.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. VIP GREEN HOME DEVELOPERS PVT. LTD.** promoter of the proposed project **"VIP's Park Avenue" at S.F.No: 205/1A2, 247/3B, 247/4B2, 247/5B & 248/2B, Samalapuram Village and Town Panchayat, Palladam** Taluk **Tiruppur** District.

I, **M/s. VIP GREEN HOME DEVELOPERS PVT. LTD.** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances

3. That the time period within which the project shall be completed by me on **20th September 2024.**

For VIP GREEN HOME DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

For VIP GREEN HOME DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

Verification

The contents of my above Affidavit cum Declaration are true and correct and *nothing material has been concealed by me therefrom.*

Verified by me at Coimbatore on this **27th** day of **September 2024.**

For VIP GREEN HOME DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

Deponent

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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OMR Thoraipakkam,
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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.