

BY POST.FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600008

152

Sir,

I, hereby apply for the grant of registration of our Project **KingsMan Villas** to be set up at S. F. Nos. **184/1A1B2, 184/1A2B2, and 187/1A1A Theethipalayam Village, Perur Taluk, Coimbatore District, Tamil Nadu.**

1. The requisite particulars are as under:-
- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
Individual
- (ii) In case of individual –

Applicant :-

(a) Name : G. Vivekanandan
 (b) Father's Name : Mr. S. Gopalsamy
 (c) Occupation : Real Estate
 (d) Permanent address : 2/313, Siruvani Main Road, Theethipalayam (po)
 Theethipalayam, Coimbatore – 641010
 M : 9842293000
 Email id : vivekanandanvivi@gmail.com

(c) Photograph



- (iii) PAN No : **AEXPV5502M** - Mr. G. Vivekanandan
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained in **Axis Bank Ltd**, Thondamuthur Branch (Sol id: 1453), 513/517 Balambika Complex, Narasipuram main Road, Coimbatore – 641109.
- (v) Details of project land held by the applicant ;
Coimbatore District, Perur Taluk, Theethipalayam Village, measuring to an extent of 3.14^{1/2} Acres.(12730 Square Metter)
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **KINGS MAN VILLAS**;
Approved by The Member Of Secretary Coimbatore Local Planning, Authority vide **C No. 2564/2018** and Local Planning Authority, Coimbatore vide Approval **LP/(CLPA)No. 175/2019, Planning Permission No.206/2019 dated 27.09.2019**, and Final Approval by The Special Officer from Theethipalayam Panchayat vide Approval **No. 01/2019-2020 dated 18.10.2019**.
- (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.

Project **KINGS MAN VILLAS** is our first project.

- (viii) Agency to take up external development works **Theethipalayam Panchayat** Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee by way of RTGS dated 11.01.2021 on Axis Bank Ltd. Bearing no (UTR No.AXSK2010110030672) for an amount of 37,500/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish.
- (a) NOC Received from Geology & Minig Dept., Agriculture Dept., and Forest Dept.
- (b) Calculation Sheet of Registration Fee .
- (c) Original Certificate from Axis Bank Ltd.

2. I Have 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;

1. Legal Opinion From R.Lakshmi Narayanan BA.BL.

2. Sale deed registered in favour of Mr. G.Vivekanandan vide Doc. No. 1882/2018 dated 27.03.2008 at the office of the Sub-Registrar, Thondamuthur, Coimbatore.

3. Sale deed registered in favour of Mr. G.Vivekanandan vide Doc. No. 1882/2018 dated 27.03.2008 at the office of the Sub-Registrar, Thondamuthur, Coimbatore.

4.Patta No. 2189.

5. Gift deed registered in favour of Theethipalayam Village Panchayat vide Doc. No. 5609/2018 dated 14.08.2008 at the office of the Sub-Registrar, Thondamuthur, Coimbatore.

- (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;

Nil

Encumbrance Certificate No. 47078068 Dated 31.12.2020

- (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;

N/A

(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;

Approved by The Member Of Secretary Coimbatore Local Planning Authority vide C No. 2564/2018 and Local Planning Authority, Coimbatore vide Approval LP/(CLPA)No. 175/2019, Planning Permission No.206/2019 dated 27.09.2019, and Final Approval by The Special Officer from Theethipalayam Panchayat vide Approval No. 01/2019-2020 dated 18.10.2019.

- (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;

The Member Of Secretary Coimbatore Local Planning, Authority vide Approval No. 175/2019 dated 27.09.2019.

- (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;

N/A

- (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;
Lan:10.96399, Lng:76.88515
- (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;
N/A
- (xi) the number and areas of covered parking available in the project;
N/A
- (xii) the number of open parking areas available in the project;
N/A
- (xiii) Details of Undivided Shares pertaining to the project;
N/A
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
Nil
- (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;

Key Person : Mr. G. Vivekanandan, 2/313, Siruvani Main Road,
Theethipalayam (po), Theethipalayam,
Coimbatore – 641010
M : 9842293000
Email id : vivekanandanvivi@gmail.com

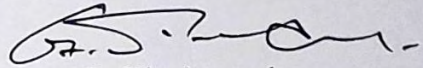
(xvi) a declaration in FORM 'B'.

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

Dated : 11.01.2021

Place : Coimbatore

Yours faithfully,



G. Vivekanandan