

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.



Sir,

I hereby apply for the **grant of registration** of my project to be set up at at Otterpalayam and Karegaundampalayam Village, Annur Taluk, Coimbatore, Tamil nadu.

1) The requisite particulars are as under:-

- Status of the **applicant is individual** as competent authority;
- In case of individual –

- | | |
|-----------------------|--|
| i) Name | Vasantha Manoharan |
| ii) Husband's Name | V P Manoharan |
| iii) Occupation | Real Estate |
| iv) Permanent address | 3/100, Vip Colony, K Vadamathurai,
Nggo Colony, Coimbatore- 641017. |
| v) Photograp | |



- PAN No.

ACNPV1079M

- Name and address of the bank with which account in terms of section 4 (2)(1)(D) of the Act will be maintained

Bank Of Baroda
Saibabacolny Branch,
Coimbatore- 641017

i) Separate Account No **26210200001160** for the Project.

- Details of project land held by the applicant

i) Project name

Alamel Mangapuram

ii) Project details

Layout

iii) Project status

Completed

iv) Project village & survey No

OTTERPALAYAM VILLAGE

298/2, 298/4c, 299/1pt, 299/2B, 300/2Bpt,
300/2c1300/2c2, 300/2c3, 300/1B, 300/1C,
300/2A1, 300/2A2, 300/1A, 300/3, 302/4 PT

KAREGAUNDAMPALAYAM

139/3, 140/3A, 140/3B pt

v) Road Name

Annur to Mettupalayam Road

vi) Taluk

Annur

vii) District

Coimbatore

viii) State

Tamil Nadu

ix) Pincode

641653

- Details of Approval obtained from Various Competent Authorities for commencing the Project

i) PP Issued By

District Town Planning – Coimbatore

ii) PP Approval Letter No.

25/2018-koma3

iii) PP Approval Date

22/01/2018

iv) Permission Issued by Local Body

BDO – Annur

v) Local Body Approval Letter No **03/2017-2018, 04/2017-2018**

vi) Local Body Approval Letter Date **03/02/2018**

- 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

i) NO, The projects launched by the promoter in the last five years

- No Agency to take up external development works

- Registration fee remitted and mode of payment

i) Layouts, sub-divisions and site approvals – Rs.5/- per square meter of plot table area excluding EWS Plots, Roads and OSR

(1) Unsold plot area : **44665.0** Sq. M * Rs. 5

(2) Total Amount : **2,23,325.0** /-

ii) Registration fee by way of DBS SR **52021123152835338** Dated no.31/12/2021 for an amount of Rs. **2,23,325.0** /- calculated as per sub-rule (3) of rule 3

2) I enclose the following documents in triplicate, namely:-

- **Authenticated copy of the PAN** card of the promoter.
- **Audited balance sheet** of the promoter for the preceding financial year.
- Copy of the **legal title deed** reflecting the title of the promoter to the land on which development is proposed.

DOCUMENT DETAILS

S.NO	OTTERPALAYAM VILLAGE SF.No	Document No	Page No
1	298/2	9299/2012	18-26
2	298/4c	9297/2012	27-36
3	299/1	12006/2011	37-45
4	299/2B	12150/2011	46-53
5	300/2B, 300/2C1	12145/2011	54-64
6	300/2C2, 300/1B, 300/1C, 300/2A1	12148/2011	65-78
7	300/2C3	12147/2011	80-93
8	300/2A2	9295/2012	94-103
9	300/1A	9296/2012	105-114
10	300/3	9298/2012	115-125
11	302/4	12146/2011	126-132

S.NO	KAREGAUNDAMPALAYAM SF.No	Document No	Page No
1	140/3A	4982/12	133-140
2	140/3A	5221/12	141-151
3	140/3B, 139/3	10333/12	152-160
4	139/3	10334/12	161-167

Road Document

S.NO	village	Doc. NO	Page. No
1	Karegaundam Palayam	969/2013	238-252
2	Otdler Palayam.	968/2013	253-270

PATTA DETAILS

S.NO	OTTERPALAYAM VILLAGE SF.No	Patta No	Page No
1	298/2 New Sf.No 298/2a	1821	6
2	298/4c New Sf.No 298/4C1	1909	7
3	299/1 New Sf.No 299/1A	1807	8
4	299/2B	1990	9
5	300/2B, 3002C1, 300/2C3, 300/2C2, 300/1B, 300/1C, 300/2A1	116	10
6	300/2A2	1822	11
7	300/1A	1842	12
8	300/3 New Sf.No 300/3A	2515	13
9	302/4	116	14

S.NO	KAREGAUNDAMPALAYAM SF.No	Patta No	Page No
1	140/3A	2033	15
2	140/3A	1998	16
3	139/3	1109	17

- 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.
- 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 **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.

- A declaration in **FORM 'B'**.

3) I solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 30/12/2021
Place: Coimbatore

Yours faithfully,

Waseem M. Khan

Signature of the applicant(s)