

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,

We hereby apply for the grant of registration of our project "MANCHESTER PRESTIGE" to be setup at S.F. No's 410/2E, 418/2, 419/1A2, 419/1B and 420/3B Vellakinar Village, Coimbatore, Tamilnadu – 641029.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual /company/ Company/Proprietorship firm/societies/partnership firm/ competent authority: **Company**
- (ii) In case of individual –
- |                       |   |     |
|-----------------------|---|-----|
| (a) Name              | : | N.A |
| (b) Father's Name     | : | N.A |
| (c) Occupation        | : | N.A |
| (d) Permanent address | : | N.A |
| (e) Photograph        | : | N.A |

OR

In case of firm/ societies / trust / **companies** / limited liability partnership / competent authority

- |                                      |   |   |
|--------------------------------------|---|---|
| (a) Name                             | : | M/s Cotton City Developers (P) Ltd.,              |
| (b) Address                          | : | 1029, Avanashi road, Coimbatore – 641018.         |
| (c) Copy of registration Certificate | : | <b>(Enclosed Annexure 14)</b>                     |
| (d) Main objects                     | : | Promoting villas, apartments & gated communities. |

(e) Name, photograph and Address of chairman of the governing body/ partners / **directors** etc.

- |                         |   |   |
|-------------------------|---|---|
| Name                    | : | Mr.S. ARUN ALAGAR                         |
| Photograph              | : | Enclosed                                  |
| Mobile No               | : | 7373093000                                |
| Email id                | : | arunalagar@cottoncity.in                  |
| (f) Address of director | : | 1029, Avanashi road, Coimbatore – 641018. |



DIRECTOR

(iii) PAN No. : AAACC7317D (Enclosed Annexure 1)

(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. (Enclosed Annexure 10)

Name : Indian Bank, Trichy Road Branch,  
Coimbatore – 45

Current Account No : 6586973671

(v) Details of project land held by the applicant :

**Area – 30,702 Sq.Mt**

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

BA : BA/0220/2018/MH3/N

BL: BL/0230/2018/MH3/N

Environmental Clearance (EC): Letter no.SEIAA/TN/F.6418/EC/8(a)/534/2017

**date 31.08.2017 . Enclosed Annexure 8**

(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.

No of Projects launched in last five years : 1

**Details:**

MANCHESTER SITARA ( Status – Completed in 2015)

148 Apartments ( 2 and 3 BHK)

**Address:** Thanneer pandal Road, Near Tidal Park, Coimbatore – 641004.

Other Particulars: Not Applicable

(Viii) Agency to take up external development works:

**Coimbatore Municipal Corporation**

(ix) Registration fee by way of online transfer to Indian Bank Account No 6543057988 with reference no/ UTR no (**Challan Attached Annexure 16**) for an amount of Rs. **3,39,366/-** calculated as per sub-rule (3) of rule 3;

Cash remitted **27,100/-** in Indian Bank Account No 6543057988 on 16<sup>th</sup> April 2018. Challan Attached( Annexure 16).

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

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

(i) Authenticated copy of PAN card of the promoter; **Enclosed Annexure 1**

(ii) audited balance sheet of the promoter for the preceding financial year; **Enclosed Annexure 2**

(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;

**Enclosed Power Of Attorney – Annexure 3**

(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;

**No Encumbrance**

(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;

**Copy of Building Permit and Sanctioned plan from the competent authority have been attached- Annexure 6;**

- (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;

**Enclosed in Annexure 6;**

**Specifications of proposed project – Annexure 7;**

- (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;

Plan of development Works	:	All internal development works will be carried out as per design of certified Architect/ Structural engineer and executed through certified Contractors. Corporation Water supply will be obtained. Water will be bought during construction.
Fire- fighting facilities	:	Non MSB Building. Not Applicable
Emergency Evacuation	:	Non MSB Building. Not Applicable
Drinking water facilities	:	Water connection through Corporation will be obtained
Sewage Disposal	:	STP plant has been provided
Solid Waste Disposal	:	Garbage waste collected on site will be disposed through corporation.
Renewable energy	:	Solar power will be used as per the approval requirements on terrace floor.

- (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; **(Annexure 19)**

**MANCHESTER PRESTIGE**

**S.F. No's 410/2E,418/2, 419/1A2, 419/1B and is 420/3B**

**Vellakkinar Village,**

**Coimbatore North Taluk,**

**Tamilnadu – 641029.**

Latitude : 11° 04'14.86"N

Longitude : 76° 57'16.13"E

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

**Enclosed Annexure 9**

- (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;

Floor area details of Individual Villas/ Apartments : **(Enclosed Annexure 17)**

- (xi) the number and areas of covered parking available in the project; 133 **(Enclosed Annexure 17)**

- (xii) the number of open parking areas available in the project; 57

- (xiii) Details of Undivided Shares pertaining to the project;

Villas – 15982 Sq.m (Plot Area) + 6843 Sq.m (Undivided Shares)

Apartment – 1702 Sq.m (Undivided Shares)

- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Not yet decided**

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

- a) Name of the Architect : Mr.M.Bhuvana sundar  
M.C.A.No. : CA - 86 - 10288  
: 182, Thirugnanasambandam Rd, Race Course,  
Gopalapuram, Coimbatore,  
Tamil Nadu 641018.  
0422 222 0645
- b)Name of the License Surveyor : Mr.N.Selvan  
L.S.No. : C - No.3/2007/GR 1  
: 182, Thirugnanasambandam Rd, Race Course,  
Gopalapuram, Coimbatore,  
Tamil Nadu 641018.  
0422 222 0645
- c) Name of the Structural Engineer : Mr.N.Selvan  
Regn.No.of Structural Engineer : CE - 64324  
: 182, Thirugnanasambandam Rd, Race Course,  
Gopalapuram, Coimbatore,  
Tamil Nadu 641018.  
0422 222 0645
- d)Name of the Contractor : Shree Mahalakshmi Constructions  
: 8/7 Sarang Building, Race Course, Coimbatore  
641018

(xvi) a declaration in FORM 'B'.

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

Dated : 13<sup>th</sup> April 2018

Place :Coimbatore

Yours Sincerely,

For Cotton City Developers Pvt. Ltd.

  
Director

S.ARUN ALAGAR



*Pre. 10/19/2018*

## Cotton City Developers Private Limited

Regd. Office : 1029, Avanashi Road (Opp. PRS), Coimbatore - 641 018

Telefax : 0422-2222183, 2222283, 4393710

E-mail : manchester@cottoncity.in Website : www.cottoncity.in

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To

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

From

S. Arun Alagar  
Director,  
Cotton City Developers Private Limited,  
1029, Avinashi Road (Opp PRS Quarters),  
Coimbatore -641018

Respected Sir/ Madam,

Subject : Rera Approval No: **TN/11/Building/0134/2018 dated 24/04/2018**

Project Name change from "MANCHESTER PRESTIGE" to "**MANCHESTER Cottoncity**"

We have received RERA project Approval for our project " MANCHESTER PRESTIGE" at S.F Nos 410/2E, 418/2, 419/1A2, 419/1B and 420/3B Vellakinar Village, Coimbatore , Tamil Nadu 641029

Due to internal reasons, we have change the project name from "MANCHESTER PRESTIGE" to "**MANCHESTER Cottoncity**". Kindly update the same in RERA records.

Thanking you,  
For Cotton City Developers

S. Arun Alagar  
Director  
M:7373093000