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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

2336

The Real Estate Regulatory Authority
III rd Floor (East wing)
CMDA, 0 - Natrajan Maligai
No.1, Gandhl Irwin Road,
Egmore, Chennai – 600008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
28 MAY 2020
TNRERA
CHENNAI

Sir,

We hereby apply for the grant of registration of our project to be set up "Firm's Padmasri Block. Q – 50" (Stilt + 5 floor) Apartment at Plot No : 3760, 15th Street, Anna Nagar, Chennai – 600 040. Comprised in S.NO: 89 Part, Mullam Village, Aminjikarai Taluk, Chennai District . CMDA Approved vide CMDA Approved vide BA No : B/NHRB/360/2019 Dated : 15/11/2019 & PPA No: PP/NHRB/N/526/2019 Dated : 15/11/2019.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority

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4 Ms Vijayantharani
5
6
7 Vasumathi Srinivasan

For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

Name : Mr. M.S. Narasimhan

Father Name : Late M.S. Srinivasan

Occupation : Business

Address : 71/73, 1st Main Road, T-D
Shri Sairam Apts, Shastri Nagar,
Adyar, Chennai – 600020.



Name : Mr. M.S. Rangarajan

Father Name : late M.S. Srinivasan

Occupation : Retd., from IOB

Address : Q – Block, No.50, 15TH Street
Anna Nagar, Chennai-600040.



Name : Mr. M.S. Raghunathan

Father Name : Late M.S. Srinivasan

Occupation : Retd., from Indian Navy

Address : C320, Venkataraamana Estate,
Vidhya Nagar Main Road, Guntur,
Andhra Pradesh – 522006.



For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

Name : Mr. M.S. Ramesh

Father Name : Late M.S.Srinivasan

Occupation : Employed in AAI

Address : Block 3A, Flat 3054, Banyan Appasamy Apts, 471 MKN Road Alandur, Chennai- 600016.



Name : Mrs. Vasumathi Srinivasan

Husband Name : Dr. R. Srinivasan

Occupation : House Wife

Address : 8/11, 3rd Circular Road, 1st Cross Street, Jawahar Nagar, Chennai - 600082.



Name : Mr. M.S. Vijayaraghavan

Father Name : Late M.S. Srinivasan,

Occupation : Retd., Govt of India

Address : C 207, Prism Sovereign Apts, 12TH Cross, BEML Layout, Kundalahalli, Bengaluru – 560066.



For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

7 **Name : Mrs. Mythili Srinivasan**

Husband Name : Dr. G. Srinivasan

Occupation : House Wife

Address : 1062, Pointe Place BLVD.,,

Rochester, MI 48307.



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

(a) Name : **M/s. FIRM FOUNDATIONS AND HOUSING PRIVATE LIMITED,**

(b) Address : Q – Block No.93, 4th Main Road,
Anna Nagar, Chennai – 40.

(c) Copy of registration certificate

(d) Main objects :

1. To carry on the business of construction of building, contract work, construction of residential, all type of civil constructions, undertake work both on works contract and job work.

2. To carry on the business of interior work of units for residential and also to participate in civil constructions under tender.

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For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

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



Mr. C. KASTURI RAJ – Chairman & Managing Director

Q – Block No.93, 4th Main Road, Anna Nagar, Chennai 600 040,

mail@firmfoundations.in

Ph: 9940099800 , 044 – 2619 2619

(iii) PAN No: AAACF1660N

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained.

Project Account No : 39186396160

Bank Name: State Bank Of India, Harrington Road, Chetpet.

(v) Details of project land held by the "Firm's Padmasri Block.Q – No.50 " (Stilt + 5 floor) Apartment at Plot No : 3760, 15th Street, Anna Nagar, Chennai – 600 040. Comprised in S.NO: 89 Part, Mullam Village, Aminjikarai Taluk, Chennai District . CMDA Approved vide CMDA Approved vide BA No : B/NHRB/360/2019 Dated : 15/11/2019 & PPA No: PP/NHRB/N/526/2019 Dated : 15/11/2019.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project approved by Greater Chennai Corporation.

For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

Approved vide BA No : B/NHRB/360/2019 Dated : 15/11/2019 & PPA No: PP/NHRB/N/526/2019 Dated : 15/11/2019.

(vii) Details of Project Land Extent of **4320 sft.**

(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.

Number	*Location*	*Project Name*	*No. of Flats*	*Status*
1	*Anna Nagar*	*Firm's Venkaas*	*6*	*Completed*
2	*Anna Nagar Western Extension*	*Firm's Kalyan*	*6*	*Completed*
3	*Syndicate bank, 12th st., colony, Anna Nagar Western Extension*	*Firm's Vaibhav*	*4*	*Completed*
4	*Sydicate bank colony, 9th st., Anna Nagar Western Extension*	*Firm's Shri Krupa*	*4*	*Completed*
5	*Chinmaya Nagar, Virugambakkam*	*Firm's Shri Nandhana*	*6*	*Completed*

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6	*Sydicate bank colony, 17th st., Anna Nagar Western Extension*	*Firm's Abhyudaya*	*4*	*Completed*
7	*Y – Block, Anna Nagar*	*Firm's Kanda Villa*	*3*	Construction Ongoing
8	*AJ – Block, Anna Nagar*	*Firm's Mylagam*	*6*	Construction Ongoing
9	*Q – 50, Anna Nagar*	*Firm's Padmasri*	*9*	Construction Ongoing
10	*G – 39A, Anna Nagar East*	*Firm's Guhapriya*	*4*	Construction Ongoing
11	*R – 85, Anna Nagar*	*Firm's Aavantika*	*8*	Construction Ongoing
12	*Nungambakkam*	*Firm's S Cube*	*5*	Approval on process
13	*Kilpauk*	*Firm's H S Paul*	*13*	Approval on process

(viii) Agency to take up external development works Panchayat Union Local Authority (exact Authority or any agreement to the Authority) / Self Development;

For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

Vasumathi Srinivasa

(ix) Registration fee by way of a **DEMAND DRAFT NO 656016, STATE BANK OF INDIA, HARRINGTON ROAD, CHETPET BRANCH dated 10.03.2020 for an amount of Rs.17,090/- (Seventeen Thousand and Ninety only)** calculated as per sub-rule (3) of rule 3;

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

2. I/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

(v) rights, title, interest or name of any party in or over such land along with details

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(vi) 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;

(vii) 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;

(viii) 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;

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(ix) 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;

(x) 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;

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

(xii) 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;

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

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(xiv) the number of open parking areas available in the project;

(xv) Details of Undivided Shares pertaining to the project;

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

(xvii) 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;

(xviii) a declaration in FORM 'B'.

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

Dated:

Place : Chennai.

For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

Yours faithfully

Signature and Seal of the applicant

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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