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DIGITALLY VERIFIED RECORD

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FIRM FOUNDATIONS & HOUSING PVT LTD - R. MADHAVAN 9940083388

FORM 'A'

(See rule 3 (2))

APPLICATION FOR REGISTRATION OF PROJECT



Particulars
TNRERA/702/2021.
19/3/2021

To
The Real Estate Regulatory Authority
CMDA Tower – 2, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,Chennai - 8

Sir,

I/We hereby apply for the grant of registration of my our project to be setup "Firm's H S Paul Ormes Road" (Stilit + 4 Floors)Apartment at Plot No.28, Old No.27, New No.87, Ormes Road, Kilpauk, Chennai- 600010.Comprised in S.No.3130/38 Purasaiwalkam Village, Chennai District.CMDA approved vide BA No:B/NHRB/377/A/B/2020 Dated:17/11/2020 & PPA No:PP/NHRB/N/515/2020 Dated:17/11/2020.

1. The requisite particulars are as under:-

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

For FIRM FOUNDATIONS & HOUSING PVT. LTD.
MANAGING DIRECTOR

1. Mary Angelina Paul 1) (MARY ANGELINA PAUL)
2. Abel paul. 2) (MANIKARAJ ABEL)
3. Samuel. 3) (SAMUEL RAJASUNDARAM PAUL)
4. Martin 4) (V.J. MARTIN PAUL)
5. Jane Rupavathy Paul 5) (JANE RUPAVATHY PAUL)
6. Sara Paul 6) (SARA FELICIA PAUL)
7. Grace Solomon 7) (GRACE SOLOMON)
8. Solomon 8) (SOLOMON F.D. PAUL)

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Name	:**Ms.Mary Angelina Paul**
Father's Name	:Late.Dr.Rajaiah D Paul
Occupation	: Retried
Permanent address	: Old No.27, New No.87, Ormes Road, Kilpauk, Chennai- 600010



Name	:**Mr.SamuelRajasundaram Paul**
Father's Name	:Late.Dr.Rajaiah D Paul
Occupation	:Retried
Permanent address	: Old No.27, New No.87, Ormes Road, Kilpauk, Chennai- 600010



Name	:**Mr.Manikaraj Abel Paul**
Father's Name	:Late.Dr.Rajaiah D Paul
Occupation	:Retried
Permanent address	: 2/11, Nickleby Place, Mellons Bay,Auckland 2014, New Zealand



Name	:**Mr.V.J.Martin Paul**
Father's Name	:Late.Dr.Rajaiah D Paul
Occupation	:Retried
Permanent address	: Old No.27, New No.87, Ormes Road, Kilpauk, Chennai- 600010



1. Mary Angelina Paul.
2. Abel Paul.
3. Samuel
4. Martin
5. Sara Paul
6. S2 Paul
7. Graceola anon
8. Jamuel

for FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

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Name :**Mrs.Jane Rupavathy Paul**
Husband Name :Mr.N.DavidVijayakumar
Occupation :Retried
Permanent address : No.6, Vanderlone Street,
Sorakalpet, Cuddalore,
Tamil Nadu- 607001



Name :**Mrs.Sarah Zeline Paul**
Husband Name :Mr. AylwinRatnarajan
Occupation :Retried
Permanent address : No.6, Vanderlone Street,
Sorakalpet, Cuddalore,
Tamil Nadu- 607001



Name :**Mrs.Grace Solomon (A) Grace V Paul**
Father's Name :Late.Dr.Rajaiah D Paul
Occupation :Retried
Permanent address : Old No.27, New No.87,
Ormes Road,Kilpauk,
Chennai- 600010



Name :**Mr.Solomon F D Paul**
Father's Name :Late.Dr.Rajaiah D Paul
Occupation :Retried
Permanent address : Old No.27, New No.87,
Ormes Road,Kilpauk,
Chennai- 600010



1. Mary Angeline Paul.
2. Abel Paul.
3. Samuel.
4.
5. SaneRPaul
6. ElBaul
7. Gracesolomon
8.

For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

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

a) Name :- **FIRM FOUNDATIONS & HOUSING PVT LTD**

b) Address :- No.93, Q – block, 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 work contract and job work
2. To carry on the business of interior work of units for residential and also to participate in civil construction under tender.

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



Mr.C.Kasturi Raj-Chairman &
Managing Director
No.93, Q – block, 4th Main Road
Anna Nagar, Chennai – 40
mail@firmfoundations.in
Ph: 9940099800,044-26192619

ii. PAN NO:**AAACF1660N**

iii. 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.

Project Account No: 39961056054

Bank Name: State Bank of India

Details of project land held by the "Firm's H S Paul. Ormes Road" (Stilt + 4 Floors) Apartment at Plot No.28, Old No.27, New No.87, Ormes Road, Kilpauk, Chennai- 600010, comprised in S.No.3130/38 Purasaiwalkam Village, Chennai District.CMDA approved vide BA No:B/NHRB/377/A/B/2020 Dated:17/11/2020 & PPA No:PP/NHRB/N/515/2020 Dated:17/11/2020

1. Mary Angeline Paul 6.
2. 4.
3. 8.
4.
5.

FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

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Details of approval obtained from various competent Authorities for commencing the project approved by Greater Chennai Corporation BA No:B/NHRB/377/A/B/2020 Dated:17/11/2020 & PPA No:PP/NHRB/N/515/2020 Dated:17/11/2020.

iv. **Details of Project Land Extent of9500 Sq.Ft**

v. 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	Syndicate Bank 12th st.,Colony,	Firm's Vaibhav	4	Completed
2	Syndicate Bank 9th st.,Colony,	Firm's ShriKrupa	4	Completed
3	Chinmaya Nagar Virugambakkam	Firm's ShriNandhana	6	Completed
4	Syndicate Bank 17th st.,Colony,	Firm's Abhyudaya	4	Completed
5	Y-Block, Anna Nagar	Firm's Kandavilla	3	Construction Ongoing
6	AJ-Block,Anna Nagar	Firm's Mylagam	6	Completed
7	Q-50,Anna Nagar	Firm's Padmasri	9	Construction Ongoing
8	G-39A,Anna Nagar East	Firm's Guhapriya	4	Construction Ongoing
9	R-85,Anna Nagar	Firm's Aavantika	8	Construction Ongoing
10	Nungambakkam	Firm's S Cube	5	Approval on Process

1. Mary Angelin Paul
2. Abel paul
3. Samuel
4. Ruth
5. Saul Paul
6. Paul
7. Graceolaanes
8. Jennifer

for FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

11	Ormes Road, Kilpauk	Firm's HS Paul	13	Approval on Process
12	7th Cross Street, Shenoy Nagar	Firm's Amarpali	4	Approval on Process
13	4th Cross Street,Shenoy Nagar	Firm's Mani Bhavanam	6	Approval on Process

vi. Agency to take up external development works __ Authority (exact authority or any agreement to the authority)/ Self Development;

vii. Registration fee by way of a Demand Draft.....SBI..... drawn on for an amount Rs.....42367...../- calculated as per sub-rule (3) of rule 3;

viii. 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

X 1. Mary Angela Paul 5. Paul
2. Abel Paul 6.
3. Samuel 7.
4. 8.

or FIRM FOUNDATIONS & HOUSING PVT. LTD.

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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,and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

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 projects;

xi. Proformaof 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;

X 1. Mary Angelina Rani 5. Sara Paul
2. Abel paul 6. Silas
3. Samuel 7. Grace Soares
4. Mark 8. Junaid

for FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

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xiii. The number and areas of covered parking available in the project

xiv. The number of open parking areas available in the project;

xv. Details of undivided shared pertaining to the projects;

xvi. The names, addresses, phone number, email Ids and registration details of the real estate agents, if any, for the proposed project;

xvii. The names, addresses, phone number, email Ids and registration details of contractors, architects, structural engineers, site engineers, project management consultant, HAVC consultants and Geo Technical Engineers, if any and other professional or key persons, if any associated with the development of the proposed project:-**Enclosed herewith**

xviii. A declaration in **FORM B – Enclosed herewith**

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

Dated: 12/03/2021

Place:Chennai

Your faithfully
Signature and seal of the applicant(S)

1. Mary Angelin Paul 6.
2. Abel Paul 7.
3. Samuel 8.
4.
5.

for FIRM FOUNDATIONS & HOUSING PVT. LTD.

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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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.