

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamil Nadu Real Estate Regulatory Authority

No: 01, Gandhi IRWIN Road, Tower II

Egmore,

Chennai 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at Plot No. B -62, Door No. 35/15, 48th Street, Ashok Nagar, Chennai- 600 083 , T.S.No. 63, Block No. 56, Kodambakkam Village, Mambalam Taluk, Chennai District, Division- 132, Zone- 10 Greater Chennai Corporation.

1. The requisite particulars are as under:-

(i) Status of the applicant-company

In case of firm

(a) Name - Harmony Residences Pvt.Ltd.

(b) Address - 11/42, 12th Avenue, Ashok Nagar, Chennai- 600 083, mobile no- 9940139129, Land Line No- 044 - 43597400, mail id- info@harmonyhomes.in,

(c) Copy of registration certificate - Enclosed

(d) Main objects - Promoted by IIT alumni and seasoned professionals, Harmony brings nearly two decades of Real Estate and Construction Excellence to provide residential apartment homes with style and panache.

The hallmark of Harmony's numerous projects across the city is the aesthetics which blends traditional and contemporary design in a holistic manner.

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

(iii) PAN No. AABCH8385D

(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 City Union Bank, Thiruvittiyur Branch. A/C No.

510909010169702.

(v) Details of project land held by the applicant vide General Power of Attorney given to Mr.S.Ramakrishnan, Director, Harmony Residences Pvt.Ltd.

For HARMONY RESIDENCES PVT. LTD.

S. Ramakrishnan

Director

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : CMDA-PP No. 14111-PP/NHRB/103/2021 dated 09/04/2021 and Greater Chennai Corporation Building Permit No. CEBA/WDCN10/00142/2021 dated _____

(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 Name	Aura	Anaya	Bluemoon
Current Status	Completed	Completed	Completed
Category of building	Special building- S +4	Special building- S +4	Special building- S +4
Is there any case Pending	No	No	No
Address	Door No. 31, P.T. Rajan Salai, K.K. Nagar, Chennai-78	Block No. D108, Anna Main Road, K.K. Nagar, Chennai - 600 078	Plot No. 5, Arul Murugan nagar, Zamin Pallavara, Chennai - 600 117
Project Description	S + 4 structure with 8 dwelling units	S + 4 structure with 12 dwelling units	S + 4 structure with 237 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 078	600 117
Project Name	Santhosh	Emerald	Ramkripa
Current Status	Completed	Completed	Completed
Category of building	Special building- S +4	Special building- S +4	Special building- S +3
Is there any case Pending	No	No	No
Address	Block Nos., 124 & 125, P.V. Rajamannar Salai, K.K. Nagar, Chennai- 78	Block No.s H 50 & 51, South Avenue, Kamaraj Nagar, Chennai - 600 041	Plot No. 35A, Old Door No.10, New No.9, Norton Street, Mandaveli, Chennai- 600 028
Project Description	S + 4 structure with 20 dwelling units	S + 4 structure with 16 dwelling units	S + 3 structure with 3 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 041	600 028

For HARMONY RESIDENCES PVT. LTD.

Sanath Kumar

Director

"SAI PRASAD", new no.11,(old no.42), 12th avenue, ashok nagar, chennai - 600 083. tel : 4359 7400 / 7500 / 7600

Project Name	Mithila	Manasa	Sangeetha
Current Status	Completed	Completed	Completed
Category of building	Special building- S +3	Special building- S +4	Special Building S + 4
Is there any case Pending	No	No	No
Address	Door No. 435, Ramasamy Salai, K.K.Nagar, Chennai - 600 078	Block No. 98, Anna Main Road, K.K.nagar, Chennai - 600 078	Block No. D 118, Alagirisamy Salai, K K Nagar, Chennai - 600 078
Project Description	S + 3 structure with 6 dwelling units	S + 4 structure with 12 dwelling units	S + 4 structure with 12 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 078	600 078

Project Name	Amruth	Pearl	Saraswati
Current Status	Completed	Completed	Completed
Category of building	Special building- S +3	Special building- S +4	Special building- S +4
Is there any case Pending	No	No	No
Address	Block No.32, 12 th Avenue, Ashok Nagar, Chennai- 83	Door No. 54, P.V.Rajamannar Salai, K K Nagar, Chennai- 78	Door No. 5, Second trust Cross Street, Mandaveli, Chennai- 600 28
Project Description	S + 3 structure with 6 dwelling units	S + 4 structure with 20 dwelling units	S + 4 structure with 5 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 083	600 078	600 028

For HARMONY RESIDENCES PVT. LTD.

S. Ramakrishnan

Director

"SAI PRASAD", new no.11,(old no.42), 12th avenue, ashok nagar, chennai - 600 083. tel : 4359 7400 / 7500 / 7600

Project Name	Lakshmi	Srilakshmi
Current Status	Completed	Completed
Category of building	Special building- S +4	Special building- S +3
Is there any case Pending	No	No
Address	Block Nos. S7 to S12, Ponnambalam Salai, K K Nagar, Chennai- 600 078	Door No. 11/6, Norton Second Street, Mandaveli, Chennai- 600 028
Project Description	S + 4 structure with 52 dwelling units	S + 3 structure with 6 dwelling units
State	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai
Pincode	600 078	600 028

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

(ix) Registration fee made online on 05/07/2021 via NEFT UTR No. BKIDN21186989487 for an amount of Rs.29,100/- calculated as per sub-rule (3) of rule 3;

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

2. 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 rights, title, interest or name of any party in or over such land along with details;

(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;

For HARMONY RESIDENCES PVT. LTD.

S. Ramakrishnan

Director

"SAI PRASAD", new no.11,(old no.42), 12th avenue,
ashok nagar, chennai - 600 083. tel : 4359 7400 / 7500 / 7600

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

