

RE

REGULATORY RECORD

RERA Document

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BY POST



20, 1st Floor, Brindavan road
Fairlands, Salem - 636 016
Ph : 0427 - 4037126
Mobile : 98421 21882, 73730 37760
Email : metropolehomes@gmail.com
Website : metropolehomes.in

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
Tamilnadu Real Estate Regulatory Authority (TNRERA)
1st Floor, Tower-II, CMDA,
No-1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at New
T.S.No-3, Plot No-65, Ward- J, Block – 55, Komarasamipatti Village
Venkatesapuram, Shankar Nagar, Zone of Salem Corporation, Salem Taluk,
Salem District, Tamil Nadu State.

The requisite particulars are as under:-

2. In case of firm – Partnership Firm

Name of Firm : **Metropole Homes**
Permanent Address : No-20, First Floor, Brindhavan Road, Fairlands, Salem-636016.
Contact Number & Mail Id : 0427 4037126 & metropolehomes@gmail.com
Registration Certificate : **Details Enclosed**
Main Objective of Company: To create elegant living spaces following high standards in construction environment friendliness and a transparent buying experience.

Name : **Janani. R.**
Occupation : **Partner**
Father's Name : **Ramanathan**
Address : **68/1, 5th Cross Shivaya Nagar, Alagapuram, Salem-636004**
Contact Number : **9789228866**
Email : **janu.oct18@gmail.com**

For METROPOLE HOMES,

R. Gama Mahalingam

TNER

For METROPOLE HOMES,

Janani R.
PARTNER

- (a) Name : **R. Umamaheswari**
 (b) Occupation : **Partner**
 (c) Husband's Name : **R.S.Ramasaamy**
 (d) Address : **68/1, 5th Cross Shivaya Nagar, Alagapuram, Salem-636004**
 (e) Contact Number : **9865221882**
 (f) Email : **metropolehomes@gmail.com**



1) Land Owner 1:

- a) Name : **K.S.Ramanujan**
 b) Father's Name : **K.R. Sarangapani**
 c) Occupation : **Business**
 d) Permanent Address : **A-19. Pradhan Pelican Apartment, Nyanappanahalli Main Road Hulimavu, Bangalore South, Bangalore-560068.**
 e) Mobile Number & Email Id : **9360309098 & ramanujan@vget.org**



2) Land Owner 2:

- a) Name : **K.S.Sudha Vasudevan**
 b) Father's Name : **K.R. Sarangapani**
 c) Occupation : **Chartered Accountant**
 d) Permanent Address : **65/7, Venkatesapuram, Kumarasampatti, Salem-636007.**
 e) Mobile Number & Email Id : **98427 52646 & sudhaca.vasudevan@gmail.com**



4. PANNo : AXFPJ0781R

5. Original Certificate from the bank as per the format to be enclosed (section 4 (2)(1)(D) of the Act) Format Available in TNRERA website) : Details Enclosed

For METROPOLE HOMES,

R. Umamaheswari

PARTNER

For METROPOLE HOMES,

K.R. Sarangapani
PARTNER



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Bank Details:

Name of the Bank : **HDFC Bank**
 Branch : **Fairlands**
 Account Name : **METROPOLE HOMES- KADAMBI**
 Account Number : **50200065241906**
 IFSC CODE : **HDFC000128**
 Address of the Bank : **No 6, Brindavan Rd, Fairlands, Salem, TamilNadu**

6. Project Address :
- Old Town Survey No: 76**
 - Town Survey No: 3**
 - Plot No:65**
 - Ward- J, Block – 55, Kumarasamipattivillage, Venkatesapuram, Shankar Nagar, Zone of Salem Corporation, Salem Taluk, Salem District, Tamil Nadu State.**
- 6A. Registration Applied for (Specify the Blocks) - Clearly to be mentioned in the Site Plan.
 : **Details Enclosed**
7. Usage of the Building : **Residential Apartment.**
8. Extent of the Land is **531.27 Sq.m (FSI Area 1224.57 Sq.m.& FSI is 2.305)**
9. Details of Approval / NOC / Consent obtained from Various Competent Authorities for commencing the Project:
- Copy of Planning Permit: Enclosed**
 - Copy of one set of Approved Plans with local body seal: Enclosed**
 - Copy of Building Permit: Enclosed**
 - Environment Clearance: Not Applicable**

For **METROPOLE HOMES,**

R. Uma Maheswari
PARTNER

For **METROPOLE HOMES,**

ganani
PARTNER

1) NOC's

DFRS — (Fire Service)
AAI — (Airport)
IAF — Indian Air force
PWD / WRD
Traffic police
Swimming pool
ASI

: Not Applicable

10. The total floor area of the building is **1224.57 Sq.mm** for which the payment to be made is Rs.20/Sq. m which works out to Rs.24,491.40 /-(24,500/-)

11.Registration fee by way of a NEFT dated on 15-03-2021 from HDFC BANK, Fairlands, Salem-636004. find UTR No. 107415128787 & IMPS NO.107415114241 for an amount of Rs.24,500/- (Rupees Twenty Four Thousand Five Hundred only) calculated as per sub-rule (3) of rule 3;

12.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.

: Details Enclosed

13. Plan of Development of works: Details Enclosed

14. Location details of the project, with demarcation of land dedicated for the project along with its boundaries including the Latitude and Longitude of the endpoints of the project.

: Details Enclosed



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15. Proforma of Sale agreement and Construction agreement.

: Details Enclosed

16. Number, types and the carpet area of apartments for sale in the project along with the area of the exclusively balcony verandah / open terrace areas for sale. UDS and No. of car parking in the following format.

1. Area statement signed by Architect or Project Engineer
2. P — Line Drawing of Flats in CADD format to be given.

:Details Enclosed

17. Geo Technical Report – Soil Test

: Details Enclosed

18. The names, addresses, phone numbers, email ids and registration details of the architect, structural engineer, site engineer, if any associated with the development of the proposed project.

: Details Enclosed

19. Audited Balance Sheet of the promoter for the preceding financial year.

: Details Enclosed

20. Copy of Patta. If the applicant now applied for registration is different from the Planning Permit obtained applicant. Link document should be furnished.

: Details Enclosed

21. Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)

: Details Enclosed

For METROPOLE HOMES,
R. Ganeshaiah
PARTNER

For METROPOLE HOMES,
[Signature]
PARTNER

22. Declaration of Form — B

: Details Enclosed

23. Total Project Cost [Land Cost (Market Value) Development Charges (Infrastructure)
+ Fees paid Charges] - Rs.2.87 Crores

24. Details of facilities - Amenities / Infrastructures / (Swimming pool/parks), etc., as given in the
brochure. Each page to be self-attested by the promoter.

: Nil

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

Dated: 31/01/2022

Place: Salem.

For METROPOLE HOMES,

19.6 m n a h e w e

PARTNER

For METROPOLE HOMES,

19.6 m n a h e w e

PARTNER

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

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

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

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.

