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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SALE ONLY 4 FLATS

(1)

WB TECH
7904893071

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008

4023
18 FEB 2022

Sir,

I/We hereby apply for the grant of registration of my/our the proposed Project 16 Flats Redevelopment Project styled – 'SHREE FLATS' to be developed at New Door No.2, Old Door No.18,(Earlier Old Door No.6), Plot No.10, Masilamani Street, T.Nagar, Chennai -600017, , comprising in S.Nos. 114/6 and 116 Parts, T.S.No.6302, Sub Division No.138, Block No.11,T.Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation Division No.136, Zone 10, on a land of extent 9135 sq.ft, for which the necessary approval from the CMDA, authorities has been obtained vide their Plan Approval No. PP/NHRB/C/014/2020Dated 08/03/2021 and Greater Chennai Corporation Building Permission CEBA/WDCN10/00303/2021 dated 06.10.21
The requisite particulars are as under:-

(i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority: 12 INDIVIDUAL – LAND OWNERS – AS PER LIST ATTACHED

In case of individuals –

(a) Name
(b) Father's Name
(c) Occupation
Permanent address
(d) Photograph

Represented by their GPA Holders Mr.T. Suresh Director, M/s. Wetech Home Finders Private Limited as detailed below: (LIST OF 5 GPAs ATTACHED)

(a) Name: Wetech Home Finders Private Limited.
(b) Address: New No. 41/3, IInd Floor, 11th Avenue, Ashok Nagar, Chennai 600083.
(c) Certificate: Certificate of Incorporation CIN No.U45309TN2019PTC132647 2019-20 dated 18/11/2019 and GST Registration Certificate 33AACCW5473E1ZE is attached
(d) Main objects : Promotion of Flats, Villas, Housing Colonies, Layouts, etc.,
(e) Name, photograph and address of chairman of the governing body / partners / directors etc. ATTACHED

(ii) PAN Numbers:
Wetech Home Finders Private Limited AACCW5473E

For WETECH HOME FINDERS PVT. LTD.

Director

(iii) 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 :

Union Bank, Address Of Bank: No.41, Venkatnarayana Road, T.Nagar, Chennai – 600017, IFSC Code: IBIN0904911: Account Number in Terms of Section 4(2)(1)(D): Current Account Number: 049121010000027

Details of project land held by the applicant; Project 16 Flats Redevelopment Project styled – 'SHREE FLATS' to be developed at New Door No.2, Old Door No.18,(Earlier Old Door No.6), Plot No.10, Masilamani Street, T.Nagar, Chennai -600017, , comprising in S.Nos. 114/6 and 116 Parts, T.S.No.6302, Sub Division No.138, Block No.11,T.Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation Division No.136, Zone 10, on a land of extent 9135 sq.ft.

(iv)

T.S. NO.	Patta	EXTENT Sq.Mts.	PA DOC NO.
6302 Sub Division No.138, Block No.11,T.Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation Division No.136, Zone 10		9135 Sq.Ft.	5 GPAs by Flat Owners Regd at SRO, T.Nagar, Chennai in favour of Weetech Home Finders P Ltd., 1731/2021 dated 03.08.2021, 2374/2021 dated 21.10.2021 1774/2021 dated 09.08.2021 1646/2021 dated 25.07.2021 407/2020 dated 02.10.2020

(v) Extent of Land in Square Meters :-

PARTICULARS OF AREA IN EXTENT	SQ.MTS
TOTAL EXTENT	848.66
TOTAL FSI AREA 2.073	1758.79

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

1. Approved by CMDA APPROVAL No. Plan Approval No. PP/NHRB/C/014/2020 Dated 08/03/2021
2. Greater Chennai Corporation Building Permission Approval Number – CEBA/WDCN10/00303/2021 dated 06.10.21 valid till 05.10.2026
3. Approved Building Plan No.

For WEETECH HOME FINDERS PVT. LTD

Director

(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.,

(viii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) SELF

(ix) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs._____ or paid Online by IMPS Transfer from HDFC Bank, TNAGAR3 Branch, Chennai – 600017, IFSC Code: HDFC0002094: TNagar3 Branch, Chennai -6000017, **vide IMPS203820370577** dated 07.02.2022 for an amount of Rs.35,176/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, in favour of Tamil Nadu Real estate Regulatory Authority(TNRERA)

(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 and Power of Attorney Holder M/s Weetech Home Finders Private Limited is Enclosed

(ii) Income Tax Return of the promoter for the preceding financial year ended 31.03.2021 of the promoter and GPA Holder M/s. Weetech Home Finders Private Limited Enclosed;;

(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; - COPY OF SALE DEEDS AND PATTA ENCLOSED

Link Documents:

A Separate Statement of the Link Documents viz., 1) Sale Deed / Settlement Deeds /Release Deeds /Transmission Details along with the details of the GPA in favour of the Promoter is attached in a separate document with ownership chart and sale deed reconciliation.

(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; - ONLINE EC AS AT 07.02.2021 -ENCLOSED

(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; JOINT VENTURE AGREEMENT DATED 04.11.2020 ENCLOSED.

(vi) 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; NA –ONE STAGE DEVELOPMENT OF THE FLATS.

For WETECH HOME FINDERS PVT. LTD.

Director

(vii) 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; ALL APPROVALS OF CMDA - ENCLOSED AS DETAILED ABOVE.

(viii) 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; As per arrival of Authorities - DETAILS ATTACHED

(ix) 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 on a Google Map ; ATTACHED Details plotted on the Google Map and Certified by an Architect,

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN -RERA RULES and Proforma Allotment Letter attached in the Letter Head of the Promoter Weetech Home Finders Private Limited.

(xi) 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; ***Statement Duly Certified by Architect is Attached.***

(xii) the number and areas of covered parking available in the project; 16 Individual Covered Car Parks

(xiii) the number of open parking areas available in the project; NO OPEN PARKING

(xiv) Details of Undivided Shares pertaining to the project: 9135 sq.ft of land divided equally among all the 16 flat owners at 570.9375 sq.ft. of UDS for each flat on redevelopment.

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; DIRECT SELLING BY THE PROMOTER.

(xvi) 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 with the development of the proposed project. : DETAILS ATTACHED IN THE ENCLOSED STATEMENT.

(xvi) a declaration in FORM 'B'.

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

Dated: 10.02.2022
Place: Chennai

Yours Faithfully

For : Weetech Home Finders Private Limited

T.Suresh
Director
Signature

For WEETECH HOME FINDERS PVT. LTD.

Director

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.