

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.



FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
No.1A, 1st Floor
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



Sir,

I hereby apply for the grant of registration of our project to be set up at Plot No.10, Old Door No.11, New Door No.22, Rajalakshmi Nagar 3rd Main Road, Velachery Chennai – 600 042, Ward 1 of Velachery Village, Velachery Taluk, Chennai District, State Tamilnadu.

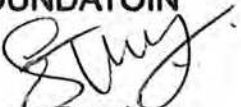
1. The requisite particulars are as under:-

(i) Status of the applicant, proprietorship firm competent authority;

(a) Name	: KUMAARS FOUNDATION
(b) Occupation	: Flat Promoter
(c) Permanent address	: No.10/13, Rajalakshmi Nagar 5 th Cross Street, Velachery, Chennai – 600 042.

(ii) PAN No. : AHQPK4541D

For KUMAARS FOUNDATION


Proprietor



2

(iii) Name and address of the bank with which account in terms of section 4 (2)(1)(D) of the Act will be maintained

: Karur Vysya Bank
Current Account No.
1265135000001292
Velachery Branch,
Velachery, Chennai – 600 042.

(iv) Details of project land held by the applicant

: No.107, Janakpuri 2nd Street,
Velachery, Chennai – 600 042.

(v) Details of Approval obtained From Various Competent Authorities for commencing the Project

: OL-PP/NHRB/0045/2023,
Dated.08.02.2023
**Issued by Chennai Metropolitan
Development Authority**
CMDA/PP/NHRB/S/0006/2023
CEBA/WDCN13/00062/2023
Dated.22.02.2023
**Issued by Greater Chennai
Corporation**

For KUMAARS FOUNDATION



Proprietor



9

3

(vi) 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.

Site Address	Project Details	Current Status of the Project	Case Pending	Payment Pending
Plot No.107 Janakpuri 2 nd street, Velachery, Chennai – 600 042.	Constructed Residential Flats in one block each floor two flats totally 6 flats.	Completed and handed over to buyers during November 2022	NIL	NIL

(vii) Agency to take up external development works : Self Development

(viii) Registration fee by way of a demand draft dated 07.03.2023, drawn on

The Karur Vysya Bank, Velachery Branch, bearing no. 705590, for an amount of Rs.20,763/- (Rupees Twenty Thousand Seven Hundred and Sixty Three Only) calculated as per sub-rule (3) of rule 3; - DD Enclosed

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

For KUMAARS FOUNDATION



Proprietor

48 11

KUMAARS FOUNDATION

4

2. I enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter : Enclosed
- (ii) Audited balance sheet of the promoter for the
Preceding financial year : 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 the Title
Deed Enclosed
- (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 : NIL
- (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 : Not Applicable

For KUMAARS FOUNDATION


Proprietor



85
13

5

- (A) 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 : Enclosed
- (vi) 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 : Enclosed
- (vii) 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 : Copy of Building plan Enclosed
- (viii) 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 : Enclosed

For KUMAARS FOUNDATION


Proprietor

85
15

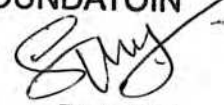


KUMAARS FOUNDATION

6

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : Enclosed
- (x) 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 : Enclosed
- (xi) The number and areas of covered parking available in the project : Enclosed
- (xii) The number of open parking areas available in the project : Enclosed
- (xiii) Details of Undivided Shares pertaining to the project : Enclosed
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : Enclosed

For KUMAARS FOUNDATION



Proprietor

KUMAARS FOUNDATION



7

(xv) 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;

Architects

: D. KUMARA DEEPAN
CA/2017/86765
Plot No.5, Ground Floor
Astalakshmi Avenue,
2nd Street, Pallikaranai,
Chennai – 600 100.

Structural Engineer

: Mr.S.P.S. INBARAJAN
Reg No.SE/GR-I/19/02/009
Dated.27.02.2019.
Door No.3, Flat No.G-2,
Ramakrishna Puram
III rd Street,
West Mambalam,
Chennai – 600 033.

For KUMAARS FOUNDATION

Proprietor

KUMAARS FOUNDATION



819

8

Site Engineer

: A.KALAIVANI
Reg No.CE/19/04/142
Dated. 08.04.2019
No.1, 3rd Sastri Street,
Kaverinagar, Saidapet,
Chennai – 600 015.

Geo Tech Engineers

: G. MANOJ KUMAR
Reg No.GTE/19/03/012
Dated. 21.03.2019
New No.7, West Karikalan
Street, Adambakkam
Chennai – 600 088.

(xvi) a declaration in FORM 'B'.

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

Dated : 07.03.2023

Place : Chennai

For KUMAARS FOUNDATOIN

Proprietor

Yours faithfully,
Signature and seal of the applicant

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.

