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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

APPLICATION FOR REGISTRATION OF PROJECT

FORM – "A"

To,

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

Sir,

We, M/s.HOMEFINDERS HOUSING LIMITED AND M/s.HOMEFINDERS HOUSING PROMOTERS LIMITED , having office at Block No.10, Homefinders Estate, Thiruvalluvar salai, Ramapuram, Chennai – 600 089, hereby apply for the grant of registration of Development of the proposed construction of Group Development for 2 Blocks – Consists of Block 1 – Stilt Part cum Ground Floor Part First Floor+2nd to 5th Floor Part Residential Building with 55 Dwelling units and Office at Ground Floor Part + First Floor Part AND Block-2 Stilt Floor + 5 Floors Residential Building with 55 Dwelling Units Totally 110 Dwelling units at Ramapuram Main Road Comprised in Survey Nos.55/3,73/1 & 73/14,Ramapuram Village within the Limits of Greater Chennai Corporation.

1. The requisite Particulars are as under:-

i	Status of applicant	Company
ii	In case of firm/societies/trust/companies/limited liability Partnership competent authority	
	(a) Name	1. M/s.HOMEFINDERS HOUSING LIMITED 2.M/s.HOMEFINDERS HOUSING PROMOTERS LIMITED.
	(b) Registered Office Address	BlockNo.10,HomefindersEstate, Thiruvalluvar Salai, Ramapuram Chennai – 600 089.
	(c) Contact Mobile Number	9840836736
	(d) Email address	Ksr.homefinders@gmail.com

for HOMEFINDERS HOUSING PROMOTERS LTD.

Director

For HOMEFINDERS HOUSING LIMITED

Director

	(e) Copy of registration certificate	**Copy enclosed**
	(f) Main Objects	Land Owner
	(g)Name, Photograph and address of chairman of the governing body /Partners, director etc., Name : K.Kalaichelvi Director Email :ksr.kala@gmail.com Contact Mobile Number : 9840146663	
	Name : K.S.Ramalingam Director Email :ksr.homefinders@gmail.com Contact Mobile Number : 9840836736	
iii	PAN	**Copy Enclosed**
iv	Name and address of the bank with account in terms of section 4(2)(1)(D) of the Act will be maintained	HDFC Bank Limited Nandambakkam Branch, 5/12 Mount Poonamallee Road, Near Chennai Trade Centre, Nandambakkam Chennai – 600 089.
v	Details of Project Land held by the applicant	
	1.Total Area (as per document)	5665.55 Sqm
	2.Total Area (as per Patta)	5670.00 Sqm
v(a)	Registration Applied for	Proposed construction of Group Development for 2 Blocks – Consists of Block 1 – Stilt Part cum Ground Floor Part First Floor+2nd to 5th Floor Part Residential Building with 55 Dwelling units and Office at Ground Floor Part + First Floor Part AND Block-2 Stilt Floor + 5 Floors Residential Building with 55 Dwelling Units Totally 110 Dwelling units at Ramapuram Main Road Comprised in Survey

for HOMEFINDERS HOUSING PROMOTERS LTD.,

Director

For HOMEFINDERS HOUSING LIMITED

Director

		Nos.55/3, 73/1 & 73/14, Ramapuram Village within the Limits of Greater Chennai Corporation.
	Project Address (S.No./ R.S.No./ T.S.No./Door No.)	Comprised in Survey Nos.55/3, 73/1 & 73/14,Ramapuram Village within the Limits of Greater Chennai Corporation.
(vi)	**Details of Approval obtained from Various Competent Authorities**	
	1.Chennai Metropolitan Development Authority	CMDA Planning Permission and Permit for construction of the Project. **Copy Enclosed**
	2. Greater Chennai Corporation.	Building Permission and Permit for construction of the Project. **Copy Enclosed**
vii	Brief details of the Projects launched by the Promoted 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.	**Copy Enclosed**
viii	Agency to take up external development works.	---
ix	Registration fee by way of NEFT or RTGS Calculated as per sub-rule (3)of rule 3, to the bank account of the Tamil Nadu Real Estate Regulatory Authority.	**Fees details enclosed**
x	Any other information the applicant may like to furnish.	
	1. Registration Applied for (Specify the Blocks) – clearly to be mentioned in the site plan.	**Drawing attached**
	2.Usage of buildings	Residential cum Commercial

for HOMEFINDERS HOUSING PROMOTERS LTD.,

Director

For HOMEFINDERS HOUSING LIMITED

Director

2	**We enclose the following documents in triplicate, namely**	
i	Authenticated copy of PAN card of the Land Owner,	**Copy Enclosed**
ii	Audited Balance Sheet of the Promoter for the preceding financial year,	**Copy 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 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.	**Copy Enclosed**
v	Whether 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.	**JDA** **Copy Enclosed**
	(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.	**Copy Enclosed**

for HOMEFINDERS HOUSING PROMOTERS LTD.,

Director

For HOMEFINDERS HOUSING LIMITED

Director

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	**Copy Enclosed**
vii	The Plan of development works to be executed in the Proposed Project and the Proposed facilities to be Provided thereof including drinking water facilities, services use of renewable energy	**Copy 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	Google Image **Copy Enclosed**
ix	Proforma of the attachment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	**Copy Enclosed**
x	The Number, type and the carpet area of apartments for sale in the Project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment if any	**Copy Enclosed**
xi	The Names and addresses of the contractors, architect, Structural engineer, if any and other Persons concerned with the development of the Proposed Project	

for HOMEFINDERS HOUSING PROMOTERS LTD.,

Director

For HOMEFINDERS HOUSING LIMITED

Director

	a)Registered Architect	SHOBANA RAJAPPA,B Arch. Registered Architect CA/84/7988 New No.25,Old No.10, B.M.Garden Street, Alwarpet, Chennai – 600 018. CMDA-RA/GR.I/19/04/178 Mobile No:9840983360 Email: rajappashobana.architects@gmail.com
	b)Structural Engineer	C.KANNAN - M.E (STRUCTURAL ENGG) Door No.21, Plot No.257-W, Flat No.2B, UTOPIA Apartments , 2nd Floor 4th Main Road, Indira Nagar, Chennai 600 020. RSE100202019 Mobile No: 98412 49815 Email :kannankds2007@gmail.com
	c)Name of the Contractor with address	M/s. Voora Shreeram Constructions (P)Ltd., Voora J.K.Tower,4th Floor, New No.28,Bazulla Road, T.Nagar, Chennai – 600 017. Chennai – 600 017.
	Total Project Cost	**Copy Enclosed**
	Structural Stability Certificate	**Copy Enclosed**
	Geo Technical Report – Soil Test	**Copy Enclosed**
	Details of facilities – Amenities/ Infrastructures etc., as given in the broucher. Each pages to be self attested by the promoter	**Copy Enclosed**
	CD with all the above details in PDF format	
xii	A Declaration in FORM "B"	**Copy Enclosed (Annexure – XVIII)**

for HOMEFINDERS HOUSING PROMOTERS LTD.,

Director

For HOMEFINDERS HOUSING LIMITED

Director

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

Dated:19.04.2023

Place: Chennai

Yours faithfully

For Homefinders Housing Limited,

Director.

For Homefinders Housing Promoters Limited,

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.