Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
CMDA Building
Egmore, Chennai-600 008

Sir,

(i) I/We hereby apply for the grant of registration of my/our project of Flat no. 102,103,104 in First Floor, Flat no 202,204 in Second Floor, Flat no. 303, 304 in Third Floor, Flat no. 402, 403, 404 in Fourth Floor and 501, 504 in Fifth Floor at S.F. No. 111/1A2 & 111/1A3, Site No 53 & 54, VIP Colony, Kurudampalayam Village, Coimbatore North Taluk, Coimbatore District.

1. The requisite particulars are asunder:-

(ii) Status of the applicant, company

In case of companies -

(a)	Name	:	C M PROCONS
(b)	Address	:	Ground Floor, No 64/2, Gengu Reddy Street, Egmore, Chennai-600 008 Ph. 9840060763 Email: cmprocons@gmail.com
(c)	Copy of registration certificate	:	**Enclosed**
(d)	Main objects	:	"Construction, Promotion of Residential/Commercial Apartment/S, Promoting Gated Community, Promoting the Land Development for both Residential and Commercial Purposes, Developing and Constructing Building, Promoting and Constructing Commercial Establishments, Developing Residential Units, Act as an agent for the Promotion of Residential, Industrial, Commercial Hub, Managing the Property/IES of The Company or for others and Act as the Property Management Company, Promote and

For CM PROCONS

M. FACKEER MOHIDEEN
PARTNER

Manage Real Estate Portal and Promote Hospital, Restaurant, Hotels and other related activities" and other allied business/business may be decide by the partners from time to time.

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

a. Partners:

M. Fackeer Mohideen,
S/o. M.K.M. Meera Pillai
No. 65, Harris Road,
Pudupet, Chennai 600 002
Ph. 9840060763
Email: cmprocons@gmail.com



S.Ramanujam
S/o. R.Satakopan,
H1, Subramaniam Colony,
Velacheri, Chennai 600 042
Ph. 8072813360
Email: cmprocons@gmail.com



(iii) PAN No. **AARFC1144N**

(iv) 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

CITY UNION BANK LTD
RAM NAGAR, BRANCH
COMBATORE-641009

(v) Details of project land held by the applicant

AARNAV
Survey No. 111/1A2 & 111/1A3, Site No.53 & 54,
VIP Colon, Kurudampalayam Village,
Coimbatore North Taluk, Coimbatore District,
606 Sq. Mt

For CM PROCONS
M. Fackeer Mohideen
M. FACKEER MOHIDEEN
PARTNER

(vi) Detail of Approval obtained from various competent Authorities for Commencing the Project

1. Planning Permit: 197/2023
2. Building Permit: 50/2022-2023 dt 09.05.2023

(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.

Sl. No.	Site Address	No. of Apartments	Status
1	8, Chinna Street, Egmore, Chennai 600 008	6	All work Completed. Completion Certificate obtained. Awaiting. RERA registration Not Applicable
2	No. 483, NGGO Colony, Kurudambalayam Village, Coimbatore North Taluk, Coimbatore - 641022	15	RERA Registration no. TN/Building/0361/2023

(viii) Agency to take up external development work_____Local Authority / Self Development;

Self Development

(ix) Registration fee by way of a demand draft/ UTR dated 12/10/23 CIUBH 23285006790 drawn on Chennai.Bearing no: CIUBH23285006790 for an amount of Rs. 31434 calculated as per sub-rule (3) of rule3;

Total Area 1571.70 sq. mt X Rs. 20 = Rs. 31434/-

CIUBH 23285006790 - 31431
TR.No. 3285 1634 1649 - 10
31441

(Area Calculated by Architect is enclosed herewith as per clause X)

(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;

For CM PROCONS
M. Fackeer Mohideen
M. FACKEER MOHIDEEN
PARTNER

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for preceding financial years;

(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

(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 or proposed to be developed in phases, an authenticated copy of the planning permission, Building Permit/building sanctioned plan, partial completion certificate for each of such phases.

(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;

(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; --

Fire Fighting Facilities	: Not applicable
Drinking Water Facilities	: Bore well is provided and a Sump for Drinking water Storage is provided

For CM PROCONS
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PARTNER

Solid Waste Management	: Disposed through Panchayath Union regular waste collection
Liquid Waste	: STP is provided to recycle the Waste water from Bathrooms and One Septic tank is provided for removal of soiled waste from Toilet
Emergency Evacuation Services	: Not Applicable
Renewable Energy	: Provision for Solar water heated water supply for one bathroom of each apartment is given

(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; -

Separate Sheet enclosed

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees —

Format prescribed by Government of Tamil Nadu would be adapted.

(x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony or verandah, open terrace and other common areas, if any, details of which have to be furnished seperately;--

Separate Sheet is Enclosed.

xi. the number and areas of covered parking available in the project;-

Separate Sheet is Enclosed.

xii. the number of open parking areas available in the real estate project;--

Separate Sheet is Enclosed

xiii. Details of undivided share pertaining to the project

Separate Sheet is Enclosed.

xiv. the names, addresses, Phone numbers, E.mail Id's and registration details of real estate agents, if any, for the proposed project

Not Applicable

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PARTNER

xv. the names, addresses, Phone numbers, E.mail Id's and registration details of the Contractors, Architect, 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

a. Contractors : Own development

b. Architect : A.Mohamed Murzook,
No.4, Police Manickam Street,
Ayanavaram, Chennai-600023
CGLRGN/RA/Gr-1/2019/09/030
Mob:9940057758
Mail: murzook@gmail.com

c. Structural engineer : Mohamed Zaheeruddin Mahboob
CGLDIST/SE/Gr-1/2022/05/001
Mob:94458 75166
Mail: raisers.mahboo@gmail.com

d. Site Engineers: Mohamed Imran Khan
CGLDIST/RE/Gr-III/2020/12/026
Mob:7397510010
Mail: mohamed.imran05@yahoo.com

e. Project management Managed by ourselves - OWN

f. Geo technical engineers: E.Ravi
CLPA/GTE/19/06/007

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:
Place:

Yours faithfully,
Signature and seal of the applicant(

For CM PROCONS
M. Fackeer Mohideen
M. FACKEER MOHIDEEN
PARTNER

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3.FIRM

A. **Name of the Firm:** CM PROCONS

B. **Address** : Ground Floor, No.64/2, Gengu Reddy Street, Egmore, Chennai 600008
Mob: 9840060763
Mail: cmprocons@gmail.com

C. **Registration:** GST Certificate Enclosed

D. **Main Objectives of the Company:** "Construction, Promotion of Residential/Commercial Apartment/S, Promoting Gated Community, Promoting the Land Development for both Residential and Commercial Purposes, Developing and Constructing Building, Promoting and Constructing Commercial Establishments, Developing Residential Units, Act as an agent for the Promotion of Residential, Industrial, Commercial Hub, Managing the Property/IES of The Company or for others and Act as the Property Management Company, Promote and Manage Real Estate Portal and Promote Hospital, Restaurant, Hotels and other related activities" and other allied business/business may be decide by the partners from time to time.

E. **Mobile & Email.ID:** **Mobile:** 9840060763
Mail: cmprocons@gmail.com

For CM PROCONS
M. Fackeer Mohideen
M. FACKEER MOHIDEEN
PARTNER

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

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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.