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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

JOSEPH - 9940139129.

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homes with style

HARMONY RESIDENCES PRIVATE LIMITED
tel : 4359 7400 / 7500 / 7600
CIN : U45200TN2007PTC062379
"sai prasad", no. 11, (old no. 42), 12th avenue, ashok nagar, chennai - 83.



FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Chairman
Tamil Nadu Real Estate Regulatory Authority
No: 01, Gandhi IRWIN Road, Tower II
Egmore,
Chennai 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at Plot No. 6 & 15 Part, New Plot No. C, Professors Colony, Selaiyur Village, East Tambaram, Chennai- 600 073. Survey No .332/3c Part ,T.S.No.1/1 ,Block No.14,Ward -H of Selayiur Village ,Tambaram Taluk, Chengalpattu District ,Ward 064, Zone 05
Greater Chennai Corporation.

1. The requisite particulars are as under:-

(i) Status of the applicant- Company
In case of firm
(a) Name - Harmony Residences Pvt.Ltd represented by Mrs.E.Revathy-Manager-Marketing & CRM
(b) Address - 11/42, 12th Avenue, Ashok Nagar, Chennai- 600 083, mobile no-9940139129, Land Line No- 044 – 43597400, mail id-joseph@harmonyhomes.in,
(d) Copy of registration certificate - Enclosed

(d) Main objects - Promoted by IIT alumni and seasoned professionals, Harmony brings nearly two decades of Real Estate and Construction Excellence to provide residential apartment homes with style and panache.

The hallmark of Harmony's numerous projects across the city is the aesthetics which blends traditional and contemporary design in a holistic manner.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. – Enclosed
(iii) Company PAN No. AABCH8385D

For HARMONY RESIDENCES PRIVATE LIMITED

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(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, Tiruvottiyur Branch. A/C No. 51090901023655

(v) Details of project land held by the applicant vide General Power of Attorney given to Mrs.E.Revathy, Manager- Marketing & CRM, Harmony Residences Pvt.Ltd.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : **CMDA- OL-0518,Planning Permission No. OL-PP/NHRB/0373/2023** dated **25-09-2023** and Tambaram Corporation Building Permit No. 009/BL/2023/05/064/01466 dated 30/10/2023

009/BL/2023/05/064/01466.

(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.

Project Name	**Aura**	**Anaya**	**Bluemoon**
Current Status	Completed	Completed	Completed
Category of building	Special building- S +4	Special building- S +4	Special building- S +4
Is there any case Pending	No	No	No
Address	Door No. 31,P.T.Rajan Salai,K.K.Nagar,Chennai-78	Block No. D108,Anna Main Road,K.K.Nagar,Chennai - 600 078	Plot No. 5,Arul Murugan nagar,Zamin Pallavara,Chennai - 600 117
Project Description	S + 4 structure with 8 dwelling units	S + 4 structure with 12 dwelling units	S + 4 structure with 237 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 078	600 117

Project Name	**Santhosh**	**Emerald**	**Ramkripa**
Current Status	Completed	Completed	Completed
Category of building	Special building- S +4	Special building- S +4	Special building- S +3
Is there any case Pending	No	No	No

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Address	Block Nos,. 124 & 125,P.V.Rajamannar Salai,K.K.Nagar,Chennai- 78	Block No.s H 50 & 51, South Avenue, Kamaraj Nagar,Chennai - 600 041	Plot No. 35A, Old Door No.10, New No.9,Norton Street,Mandaveli,Chennai- 600 028
Project Description	S + 4 structure with 20 dwelling units	S + 4 structure with 16 dwelling units	S + 3 structure with 3 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 041	600 028

Project Name	**Mithila**	**Manasa**	**Sangeetha**
Current Status	Completed	Completed	Completed
Category of building	Special building- S +3	Special building- S +4	Special Building S + 4
Is there any case Pending	No	No	No
Address	Door No. 435,Ramasamy Salai,K.K.Nagar,Chennai - 600 078	Block No. 98,Anna Main Road,K.K.nagar,Chennai - 600 078	Block No. D 118, Alagirisamy Salai, K K Nagar,Chennai - 600 078
Project Description	S + 3 structure with 6 dwelling units	S + 4 structure with 12 dwelling units	S + 4 structure with 12 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 078	600 078

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Project Name	Amruth	Pearl	Saraswati
Current Status	Completed	Completed	Completed
Category of building	Special building- S +3	Special building- S +4	Special building- S +4
Is there any case Pending	No	No	No
Address	Block No.32, 12th Avenue, Ashok Nagar, Chennai- 83	Door No. 54, P.V.Rajamannar Salai, K K Nagar, Chennai- 78	Door No. 5, Second trust Cross Street, Mandaveli, Chennai- 600 28
Project Description	S + 3 structure with 6 dwelling units	S + 4 structure with 20 dwelling units	S + 4 structure with 5 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 083	600 078	600 028

Project Name	Lakshmi	Srilakshmi	Sruthi
Current Status	Completed	Completed	Completed
Category of building	Special building- S +4	Special building- S +3	Special building- S +5
Is there any case Pending	No	No	No
Address	Block Nos. S7 to S12,Ponnambalam Salai, K K Nagar,Chennai- 600 078	Door No. 11/6, Norton Second Street,Mandaveli, Chennai- 600 028	No.35/15,48th Stree Nagar, Chennai – 600 0883
Project Description	S + 4 structure with 52 dwelling units	S + 3 structure with 6 dwelling units	S+5 structure 9 dwelling units
State	Tamil Nadu	Tamil Nadu	Tamil Nadu
District	Chennai	Chennai	Chennai
Pincode	600 078	600 028	600 083

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(viii) Agency to take up external development works ,Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee made online on 30/10/2023 via NEFT- Ref No.CIUBH23303013113 for an amount of Rs.53,200 /- calculated as per sub-rule (3) of rule 3;
(x) Any other information the applicant may like to furnish.

2. We enclose the following documents in triplicate, namely:-
(i) authenticated copy of the PAN card of the promoter;
(ii) audited balance sheet of the promoter for the preceding financial year;
(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 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;

(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;

(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;

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

(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;

(xi) the number and areas of covered parking available in the project;

(xii) the number of open parking areas available in the project;

(xiii) Details of Undivided Shares pertaining to the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(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;

(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: 31/10/2023
Place: Chennai
Yours faithfully,
Signature and seal of the applicant(s)

For HARMONY RESIDENCES PRIVATE LIMITED

Authorised Signatory

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.