Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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WELCOME HOMES

Date: 10.09.26

To,

The Real Estate Regulatory Authority (TNRERA)
Door No. 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008, Tamil Nadu.

Subject: Clarification regarding Ownership Structure and Non-Applicability of Unit- Sharing Partition for Project "Marvel" by Welcome Homes

Respected Sir/Madam,

This submission provides necessary clarification regarding the land ownership structure, Undivided Share (UDS) allocation, and unit-sale methodology for the real estate project **"Marvel"**, developed by M/s Welcome Homes, to facilitate smooth registration and processing with the Authority.

1. Land Parcel & Block Layout

- The project "Marvel" is being developed on a single, continuous land parcel that has **not** been subdivided or partitioned.
- The development comprises two distinct structures on the same land parcel:
    - **Block A:** Commercial area occupying the front portion of the property.
    - **Block B:** Residential building occupying the rear portion.

2. Title & Undivided Share (UDS) Details

- **Block A (Commercial):** The UDS AREA = 891.84 Sq.m (9600.00 Sq.ft) corresponding to the commercial block is jointly owned by five entities/individuals:

    1. Mr. Sachin
    2. Mrs. Bhavana
    3. Mr. Shivakumar
    4. Mr. Palanivel
    5. M/s Virtue Developers

Mr. Sachin Mr. Palanivel Virtue Mr. Sivakuma Mrs. Bavana

For WELCOME HOMES

Authorised Signatory

For VIRTUE DEVELOPERS

Partner

35, thanjavur road, varaganery, trichy - 620008
ph: 8939399068 | email: welcomehomes2908@gmail.com

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Block B (Residential): The UDS AREA = 1158.10 Sq.m (12466.00 Sq.ft) corresponding to the residential block is strictly owned by the partnership firm **M/s Welcome Homes**, whose registered partners are:

1. Mr. Sachin
2. Mr. Palanivelu
3. M/s Virtue Developers

3. Sale & Allocation Structure (Absence of Joint Venture / Landowner-Developer Sharing)

- Both Block A and Block B share undivided title interests in the overall single land parcel.
- This project is **not a Joint Development / Joint Venture Agreement (JDA)** requiring a conventional allocation or partition of apartment units between a landowner and a developer.
- The sale of all apartment units in Block B will be executed **cumulatively** by all the landowner/developer firm.

We request the Authority to take these structural details on record while evaluating our application. Please let us know if any further documents or affidavits are required.

Thanking you,

Yours faithfully,

For WELCOME HOMES

Authorised Signatory
For M/s Welcome Homes
Contact: 8939399068
Email: welcomehomescmda@gmail.com

Mr. Palanivelu

Virtue developers

For VIRTUE DEVELOPERS

Partner

Mr. Sivakumar

Mr. Bavana

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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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