Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Revised Format of QPR

I.	Promoter's Name	:	KHURINJI HOMES PRIVATE LIMITED
	Project Name	:	KHURINJI ORCHID
	Project Registration No.	:	TN/29/BUILDING/0377/2024
	Project Registration Date	:	**24.05.2024**
	Project Completion Date in Form 'C'	:	30.09.2026
	Quarter Ending	:	MARCH, 2026

II.	Bank Name	:	STATE BANK OF INDIA
	Bank Branch	:	SME BRANCH, ADYAR, CHENNAI 600020
	E-Mail ID	:	sbi.13361@sbi.co.in

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	**43002348300**
2	RERA Designated Separate Account (70%)	**42807266928**
3	RERA Designated Transaction Account (30%)	**30875524695**

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	12,41,69,525/-
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	8,69,18,668/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	3,72,50,857/-
IV.	Bank Statement for the concerned	:	ENCLOSED

FOR KHURINJI HOMES PVT. LTD.

V. Venkatesh

Managing Director

	Quarter duly certified by the Bank to be enclosed during the Quarter		
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	NIL
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	NIL
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	ONE 10 FLATS Not Applicable

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise	-	4	377.52
	b) UDS Registered		4	205.02

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1.	2A, 2B, 3A & 3B	-	4	-	4
2.					
3.					
4.					

For KHURINJI HOMES PVT. LTD.

V. Venugopal

Managing Director

X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	ONE, 10 FLATS	100%
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% 931 LAKHS
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

XII. **Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles)** ---------- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For KHURINJI HOMES PVT. LTD.

V. Umashanker

Managing Director

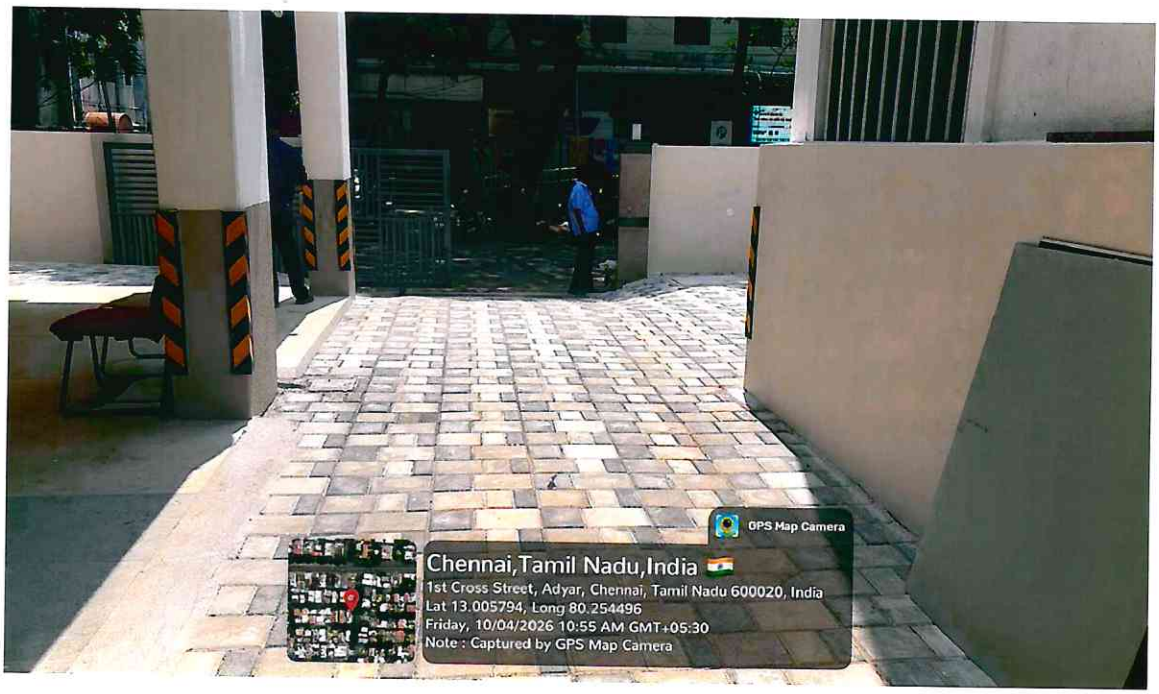

THE ORCHID
No.2, 2nd MAIN ROAD,
KASTHURIBAI NAGAR, ADYAR,
CHENNAI - 600 020
IN
GPS Map Camera
Chennai,Tamil Nadu,India
1st Cross Street, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.005751, Long 80.254610
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Note : Captured by GPS Map Camera

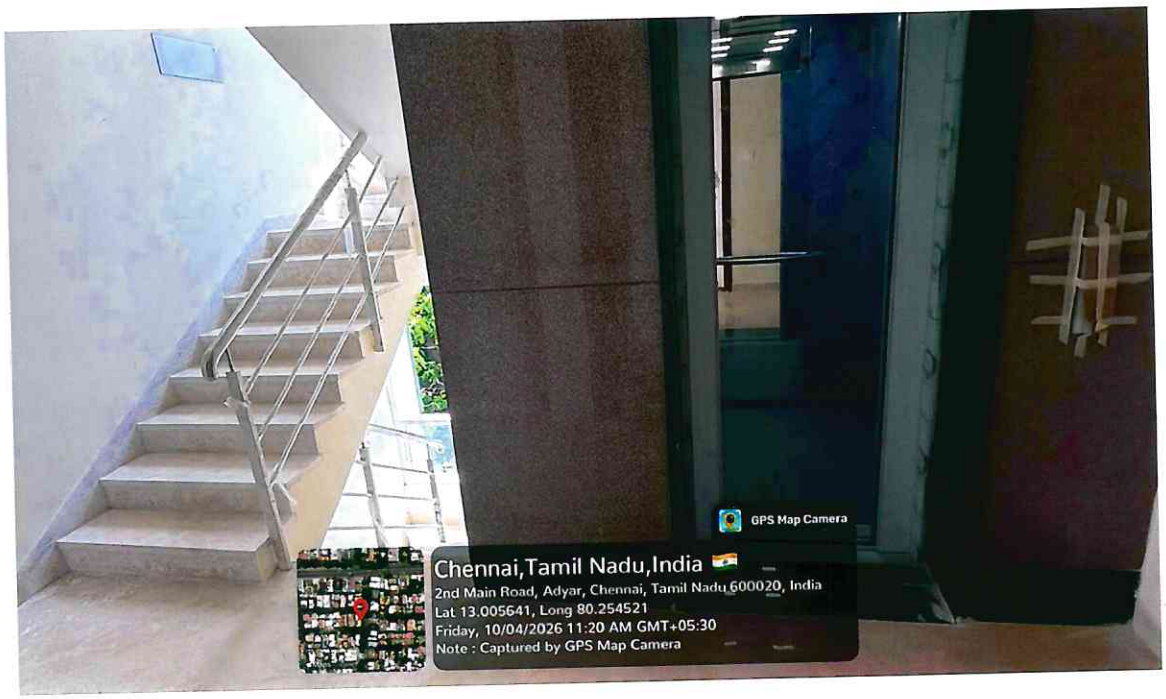

The Orchid
OUT
GPS Map Camera
Chennai,Tamil Nadu,India
1st Cross Street, Adyar, Chennai, Tamil Nadu 600020, India
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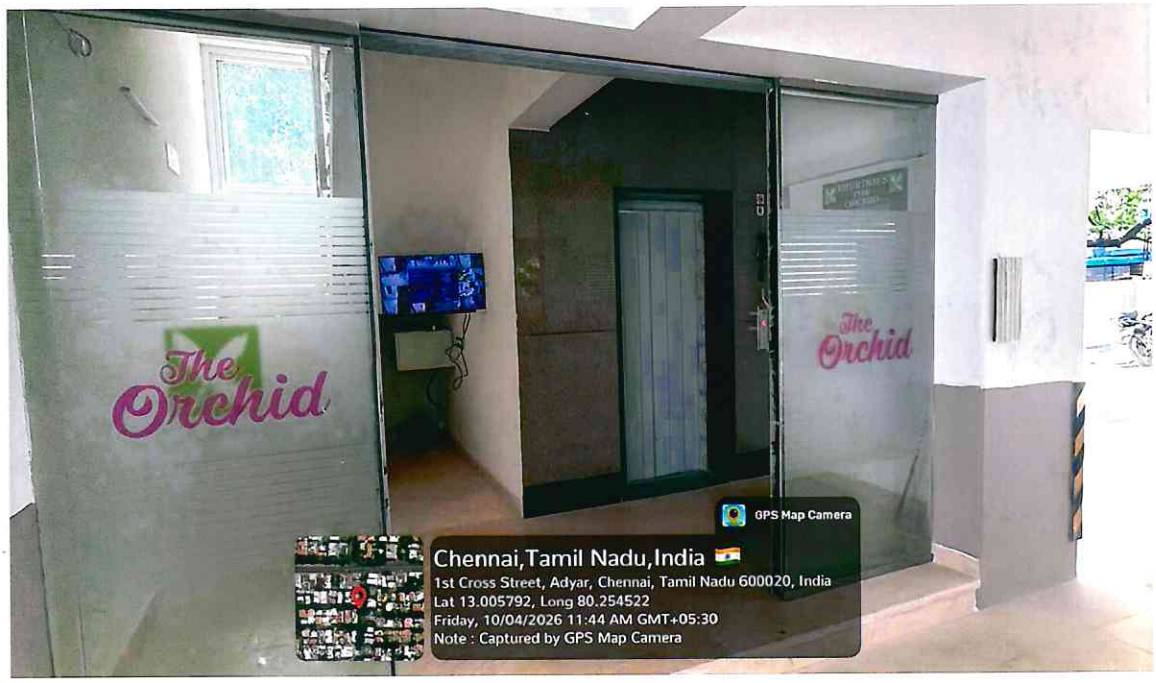

THE ORCHID
GPS Map Camera
Chennai,Tamil Nadu,India
2nd Main Road, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.005612, Long 80.254537
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
1st Cross Street, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.005968, Long 80.254585
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
2nd Main Road, Adyar, Chennai, Tamil Nadu 600020, India
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Note : Captured by GPS Map Camera


GPS Map Camera
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Note : Captured by GPS Map Camera


GPS Map Camera
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2nd Main Road, Adyar, Chennai, Tamil Nadu 600020, India
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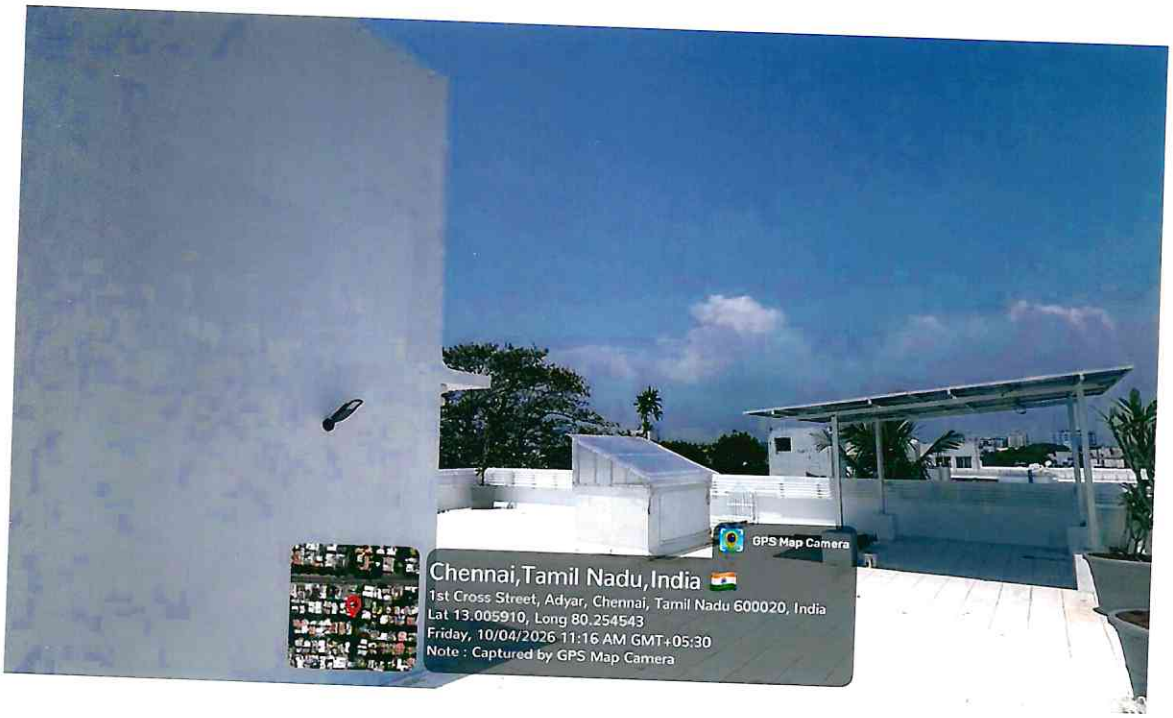

The Orchid
The Orchid
GPS Map Camera
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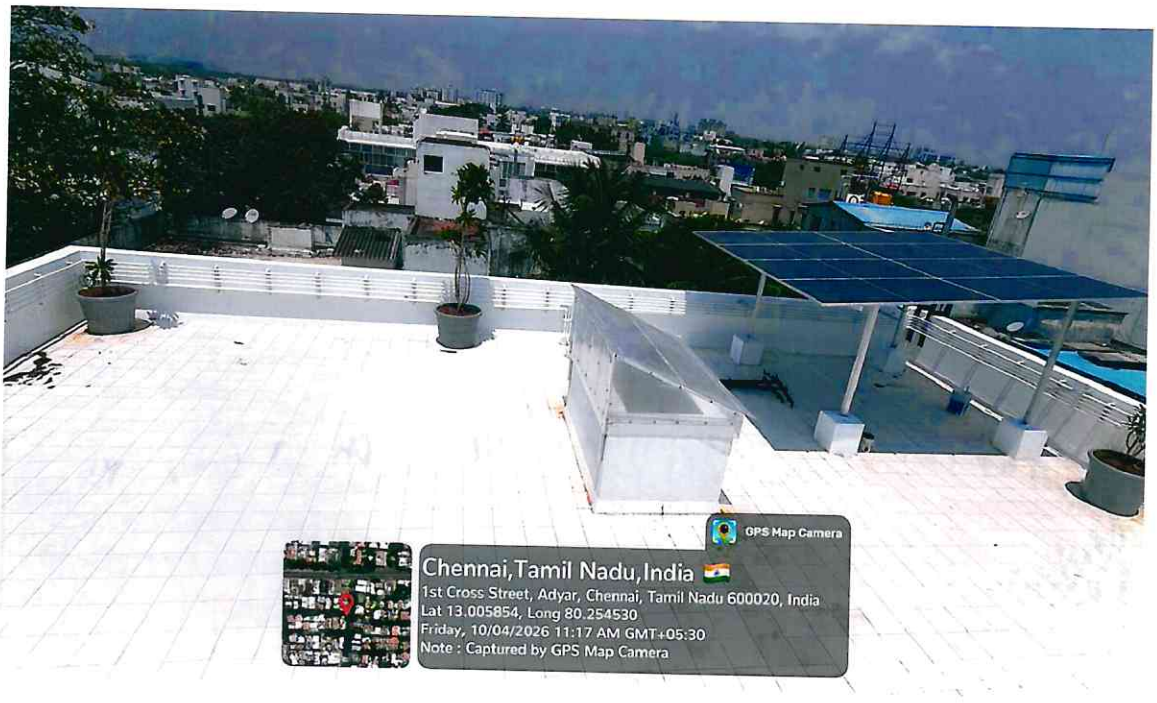

GPS Map Camera
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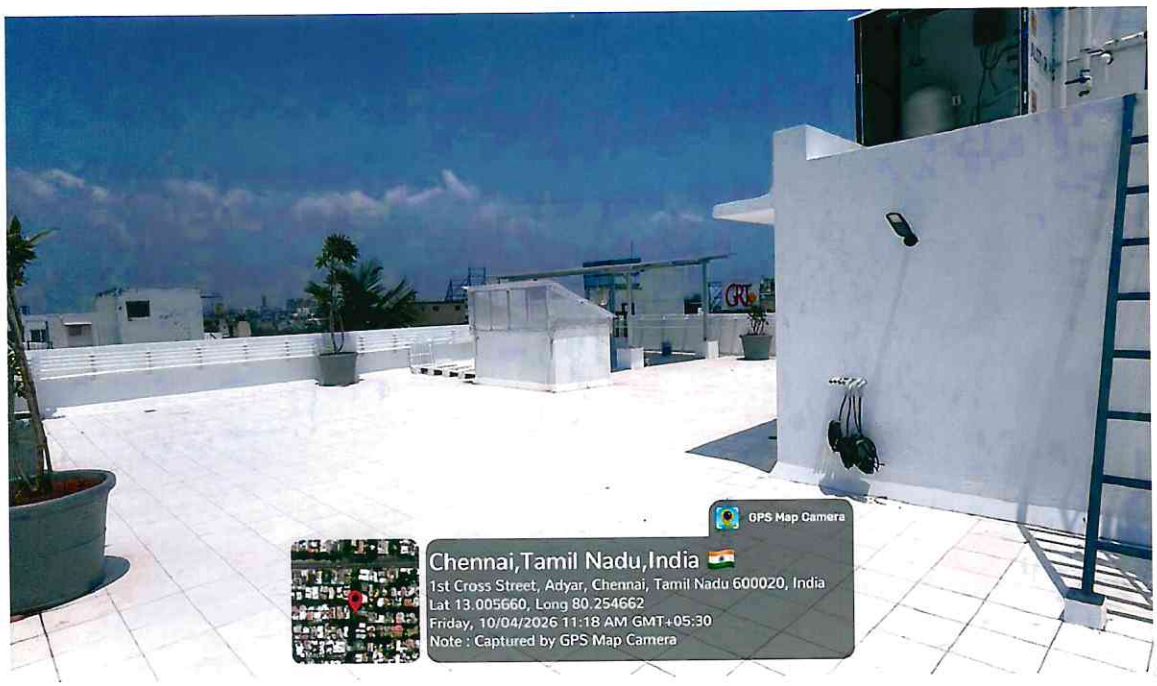

1
GPS Map Camera
Chennai,Tamil Nadu,India
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Note : Captured by GPS Map Camera


LEYPOWVER
Genlite
ASHOK LEYLAND
GPS Map Camera
Chennai,Tamil Nadu,India
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Lat 13.005946, Long 80.254424
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Note : Captured by GPS Map Camera


GPS Map Camera
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Note : Captured by GPS Map Camera


GPS Map Camera
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Note : Captured by GPS Map Camera


GPS Map Camera
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Lat 13.005854, Long 80.254530
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Note : Captured by GPS Map Camera


GPS Map Camera
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1st Cross Street, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.005660, Long 80.254662
Friday, 10/04/2026 11:18 AM GMT+05:30
Note : Captured by GPS Map Camera

(99)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

COMPLETION CERTIFICATE

Letter No. : CMDA/CC/NHRB/S/0033/2026 **Dated :** 03 March, 2026

From
The Principal Secretary/
Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To
1 .The Chairman,
TANGEDCO,
Anna Salai,
Chennai - 600002.

2 .The Managing Director,
CMWSSB, No.1,
Pumping Station Road,
Chennai - 600002.

Sir,

Sub : CMDA – Enforcement Cell (South-II) - Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing Premium FSI with TOD Benefit at Plot No.68, New No.2, Old No.43, 1st Cross Street and 2nd Main Road, Kasturibai Nagar, Adyar, Chennai – 600 020 comprised in T.S.No.11/1, Block No.39 of Kottur Village within the limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref : 1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No. OL-PP/NHRB/0069/2024 dated 23.02.2024 in Planning Permit No.OL – 00772 in letter No.CMDA/PP/NHRB/S/0755/2023 dated 23.02.2024.
3. Completion Certificate Application received from M/s.Khurinji Homes Private Limited, Represented by its Managing Director Thiru.V.Umasankareswari, GPA of Thiru.Duby Rex dated 23.01.2026.
4. This office D.C.Letter even No.dated 20.02.2026.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.CMDA/PP/Ch/21868/2026 dated 24.02.2026 with enclosures.

This is to certify that M/s.Khurinji Homes Private Limited, Represented by its Managing Director Thiru.V.Umasankareswari, GPA of Thiru.Duby Rex has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing with Premium FSI with TOD Benefit at Plot No.68, New No.2, Old No.43, 1st Cross Street and 2nd Main Road, Kasturibai Nagar, Adyar, Chennai – 600 020 comprised in T.S.No.11/1, Block No.39 of Kottur Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Accordingly Completion Certificate is issued for the above construction in C.C.No. **OL-CC/EC/NHRB/S/0106/2026** Date **03 March, 2026**.

The Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District

Copy to:

1.M/s.Khurinji Homes Private Limited, Represented by its Managing Director Thiru.V.Umasankareswari,
GPA of Thiru.Duby Rex,
G6, Brown Nest Apartment,
No.73, 2nd Main Road, Gandhi Nagar,
Adyar, Chennai – 600 020.

2.The Chairperson,
TNRERA,
Chinthamani Complex, 1st Ave, G Block, Annanagar East,
Chennai - 600102.
(TNRERA Letter No.TNRERA/PBF/0131/2024 dated, Project registration No. TN/29/building/0377/2024 dated 24.05.2024 Project name "KHURINJI ORCHID" valid till 30.09.2026)

3.The Deputy Financial Analyst Finance Division,
CMDA (For Refund of Security Deposit for Building and Display Board)

4.The System Analyst,
Computer Cell,
CMDA (to update Webpage)

Note:

(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
(ii) If any change n the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

(3)

apdo

FORM-4A
ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date: 30.03.2026

To

M/s Khurinji Homes Private Limited,
G6, Brown Nest Apartments,
No.73, Second Main Road, Gandhi Nagar,
Adyar, Chennai – 600020.

Subject: Certificate of Completion of Construction Work of **KHURINJI ORCHID** ~~Building/Block of the Building of the Project~~ (TNRERA Registration Number **TN/29/Building/0377/2024 dated 24.05.2024**) situated on the Land bearing ~~Survey no./Plot no./~~Door No.– 2, OLD NO.43, PLOT NO.68, KASTHURIBAI NAGAR 1ST CROSS STREET, 2ND MAIN ROAD, KASTHURIBAI NAGAR, ADYAR, CHENNAI 600020 in T.S.No.11/1, block no.39, of Kottur Village with in the limits of Greater Chennai Corporation demarcated by its boundaries (latitude and longitude of the end points) 13°00'21.3"N 80°15'16.2"E , Land Originally Belongings to Ms. Nirmala Jane To the North, Second Main Road, Kasthuribai Nagar and land belonging to Kalpana Muralidharan To The South, First Cross Street, Kasthuribai Nagar To the East AND House bearing New Door No.4, (Old Door No.44), in Second Main Road, Kasthuribai Nagar, and land belonging to Kalpana Muralidharan to the West of Division T S NO: 11 (Part), Block No.39, in Kottur Village, Guindy Taluk, (formarly Mambalam - Guindy Taluk), CHENNAI DISTRICT, PIN 600020 measuring 512.36 sq.mts.(5,515 SQ.FT.) area being developed by (Promoter's Name) **KHURINJI HOMES PRIVATE LIMITED.**

Sir,

I/We **M/s PERIYANNAN ASSOCIATES** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **KHURINJI ORCHID** ~~Building/Block/Tower of the~~ Building situated on the plot No./Survey no./ Door No.– 2, OLD NO.43, PLOT NO.68, KASTHURIBAI NAGAR 1ST CROSS STREET, 2ND MAIN ROAD, KASTHURIBAI NAGAR, ADYAR, CHENNAI 600020 in T.S.No.11/1, block no.39, of Kottur Village with in the limits of Greater Chennai Corporation measuring 512.36 sq.mts.(5515 SQ.FT.) area being developed by (Promoter's Name) **KHURINJI HOMES PRIVATE LIMITED.**

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

(i) ~~M/s/~~Thiru/~~Tmt.~~ K PERIYANNAN as Architect/Engineer

(ii) ~~M/s/~~Thiru/~~Tmt.~~ N. CHANDRU as Structural Consultant

(iii) M/s/~~Thiru/Tmt.~~ BALU & ASSOCIATES AND A GOBINATH as MEP Consultant

(iv) ~~M/s/~~Thiru/~~Tmt.~~ Mr. A PRUTHIVIRAJ as Site Supervisor/Clerk of Works

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **KHURINJI ORCHID** ~~Building/ Block of the~~ Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The **KHURINJI ORCHID** Building/ Block of the Building is granted Completion Certificate bearing number C.C.No. **OL-CC/EC/NHRB/S/0106/2026** Date **03 March, 2026**. by CMDA, EGMORE, CHENNAI 600008 (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No.....)

K.PERIYANNAN
Registered Architect
COA Regn. No.: CA / 92 / 14655
Periyannan Associates
34, 3rd Floor, Vairams Complex,
112/22, Sir Thiyagaraya Road,
T.Nagar, Chennai - 600 017.

Architecture | Planning | Interiors
Periyannan Associates
No.112/1, Vairam Complex , 3rd Floor
Sir Thyagaraya Road , T.Nagar , Chennai-600017
94440 76662 | design@apdo.in

N.CHANDRU, ME, MIE
Structural Engineer
2D, Sristi Arunachala Apts,
5147 & 5149, 8th st, RamNagar North,
Madipakkam, Chennai 600091.

Email: chandrusns@yahoo.com
Phone: 9840767580

Form-4B

03.04.2026

STRUCUTRAL STABILITY CERTIFICATE

I/We N. CHANDRU have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower KHURINJI ORCHID of the building comprising of S T I L T + 5 floors situated in the land bearing Survey Number/s T S NO: 11/1, BLOCK NO.39, PLOT NO.68, KASTHURIBAI NAGAR 1ST CROSS STREET, 2ND MAIN ROAD, KASHTURIBAI NAGAR, ADYAR, CHENNAI 600020.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed

building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No: SE/GR-I/19/04/090
GCC REG No : RSE 101062019
2D, Sristi Arunachala Apts.,
5147 & 5149, 8th Street, Ramnagar North,
Madipakkam, Chennai - 600 091.

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

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.