

1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE	
Registered Project Name	Kongu Kundrathur Horizon
RERA Registration Number	TN/32/BUILDING/0571/2022
Builder / Developer Entity	Kongu Kancheepuram Properties & Projects Ltd.
Government Authority	Tamil Nadu Real Estate Regulatory Authority (Tamil Nadu RERA)
Project Location & District	Kundrathur, Kancheepuram, Tamil Nadu
Declared Land Ownership	Freehold / Registered Title on Government Record
2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE	
Declared Land Cost Consideration	Rs. 23.27 Crore (Rs. 2327 Lakh)
Declared Development / Building Cost	Rs. 41.60 Crore (Rs. 4160 Lakh)
Total Certified Project Outlay	Rs. 64.87 Crore
70% Designated Escrow Bank	Bank of Baroda
RERA Escrow Account Number	5037535286
Bank Branch IFSC Code	BARB0INDORE
3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE	
Declared Construction Start Date	15-01-2021
RERA Registered Handover Deadline	30-10-2023
Physical Progress Verified on Record	100% of Civil & Structural Works Completed
Current Official Status	Work Going On / Under Construction
4. OFFICIAL PERMITS & SANCTIONS CHECKLIST	
Planning Permit & Sanctioned Map	Obtained & Approved by Competent Planning Authority
Commencement Certificate (CC)	Active / In Effect for Approved Building Footprint
CA Financial Certification (Form 3)	Lodged & Cross-Checked against Escrow Withdrawals
Engineer Progress Report (Form 2)	Quarterly Structural Certification Filed with Government
Standard Sale Agreement Draft	Form G Draft lodged under Section 13 of RERA Act

* CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:

1. PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "5037535286" (Bank of Baroda). Never deposit into personal accounts of brokers or promoters.

2. ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 30-10-2023 with mandatory interest penalties under Rule 18 if delayed.

3. OFFICIAL STATE PORTAL: To download the signed original Form C issued by Tamil Nadu RERA, consult the state portal directly.

1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED LEGAL DEADLINE

HIGH RISK

Builder marketing collateral claims completion by **LOCKED - RS. 499**, while legal filing stipulates 30-10-2023.
Unadvertised gap of **LOCKED - RS. 499** months detected. Section 18 penalty triggers automatically upon breach.

DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS

CRITICAL

Physical civil work certified at 100%, but escrow withdrawal ratio filed with bank stands at **LOCKED - RS. 499**
Legal drawdown limit under Section 4(2)(I)(D): **LOCKED - RS. 499**. Discrepancy analysis detailed in full report.

DISCREPANCY #3: LAND LOAN & PROJECT LENDER LEGAL CHARGE ON LAND

MEDIUM RISK

Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of **LOCKED - RS. 499**
Registered loan consideration: **LOCKED - RS. 499**. Buyer mandatory Bank NOC condition: **LOCKED - RS. 499**

2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

Legal Formula: Monthly Interest = [Total Consideration Paid] x (State Bank of India MCLR + 2.0%) / 12

For standard unit in this project, legal monthly payout due to buyer: **Rs. XX,XXX / mo** (Redacted in Teaser)

Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 4 of Full Report.

OWN PROPERTY FULL VERIFICATION REPORT

UNLOCK THE COMPLETE 4-PAGE UNREDACTED AUDIT REPORT

Instant 1-Year Access Zero Marketing Fluff Section-by-Section Evidence Reconciliation

- * Unredacted Contradiction Radar with document page citations
- * Complete Developer Litigation & Sanction History in State
- * CA Form 3 Escrow Ledger & Discrepancy Reconciliation
- * 12 Mandatory Questions to force written builder responses
- * Clause-by-Clause Agreement for Sale Red-Flag Audit
- * Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: <https://ownproperty.in/projects/TN%2F32%2FBUILDING%2F0571%2F2022>

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This executive teaser synthesizes verified public filings. The complete audit report contains full legal citations.

PAGE 2 OF 2 (EXECUTIVE TEASER) TO UNLOCK COMPLETE UNREDACTED AUDIT VISIT [OWNPROPERTY.IN](https://ownproperty.in)