



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	HANSA ESTATES PRIVATE LIMITED
Project Name	:	HANSA OPAL
Project Registration No	:	TN/02/Building/0317/2021
Quarter Ending	:	31 st DECEMBER 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area (in Sq.M)
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	2 BHK - 15 Nos.	1548.01
2.	Parking Lots	13 Nos.	
3.	UDS Registered in Sq.m.	12 Nos.	484.11

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		Building completed.
2.	Status of common Amenities for each Block/Tower, Item wise		Completed.

.. 2 ..

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.675 lakhs

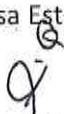
C. Details of Clearances

1. Completion Certificate No.CMDA/CC/NHRB/N-II/383/2022 dated 28.11.2022.
2. Compliance Report, if any (Kindly Specify) - Nil.

D. Latest Photo with Date (At least from 2 angles) – Enclosed.

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

For Hansa Estates Private Limited


Authorised Signatory

Date: January 10, 2023.

FORM-4

ARCHITECT'S CERTIFICATE

To

Hansa Estates Private Limited
No.19, Wheatcroft Road,
Nungambakkam, Chennai-600 034

Subject: Certificate of Completion of Construction Work of Hansa Opal Building of the Building of the Project (TNRERA Registration Number TN/02/Building/0317/2021 Dated 22.09.2021) situated on the Hansa Opal, Plot No.9, T S No.7/7 Old Survey No.276, 277, 278 and 279, Block No.18, Ward – G, Zone-I, Division- 7, Tiruvottiyur Village, Tiruvottiyur, Chennai-600 019 demarcated by its boundaries (latitude and longitude of the end points) 13°09'N to the North to South 80° 17'E to the East to West of Tiruvottiyur Village Tiruvallur district, Chennai-600 019 measuring 2455.70 sq. mts. Area being developed by Hansa Estates Private Limited.

Sir,

I have undertaken assignment as Architect/Engineer of certifying completion of construction Work of Hansa Opal, Plot No.9, T S No.7/7 Old Survey No.276, 277, 278 and 279, Block No.18, Ward – G, Zone-I, Division-7, Tiruvottiyur Village, Tiruvottiyur, Chennai-600 019 demarcated by its boundaries (latitude and longitude of the end points) 13°09'N to the North to South 80° 17'E to the East to West of Tiruvottiyur Village Tiruvallur district, Chennai-600 019 measuring 2455.70 sq. mts. Area being developed by Hansa Estates Private Limited.

2. Following technical professional are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. P Muthukumar as L.s/Architect
- (ii) M/s/Thiru/Tmt. V R Ravindran as Structural Consultant
- (iii) M/s/Thiru/Tmt. Ganga Consultancy as MEP Consultant
- (iv) M/s/Thiru/Tmt. G C Saravanakumar as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Hansa Garnet Building of the Building has been completed in all aspects. The Hansa Garnet Building of the Building is granted Completion Certificate bearing Number C.C.No.EC/North-II/378/2022, dated: 28-11-2022 by CMDA

Yours Faithfully,


P. MUTHUKUMAR, S.Arch.
A/2012/54824, RA 93/2019
MDA No. RA/GR-1/19/03/059
RGN/RA/Gr.I/ 2020/03/001
No. 727, Jaya Street, Kadapperi, Chennai-45.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



BY RPAD

COMPLETION CERTIFICATE

From

The 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-600 002.
- 2) The Managing Director,
CMWSSB, No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/NHRB/N-II/383/2022

Dated: 28-11-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt floor + 3 floors + 4th floor (pt) residential building with 31 dwelling units at Plot No.9, 10m wide Road, Thiruvottiyur, Chennai – 600 019 in CMDA approved Layout, PPD/LO No.34/2016 comprised in Old S.No.276, 277, 278 & 279(part) T.S.7/7, Ward-G, Block No.18 of Thiruvottiyur village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/389/2020 in letter No. PP/NHRB/N/952/2019 dated 28.11.2020 in Planning Permit No.13758.
 2. Completion Certificate Application received from the applicant on 09.10.2022.
 3. This office letter even no. dated 17.11.2022 addressed to the applicant.
 4. Applicant letter dt. 23.11.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B-0022493, dated 25.11.2022.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that M/s.Hansa Estates Pvt. Ltd have constructed Stilt floor + 3 floors + 4th floor (pt) residential building with 31 dwelling units at Plot No.9, 10m wide Road, Thiruvottiyur, Chennai – 600 019 in CMDA approved Layout, PPD/LO No.34/2016 comprised in Old S.No.276, 277, 278 & 279(part) T.S.7/7, Ward-G, Block No.18 of Thiruvottiyur village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/389/2020 in letter No. PP/NHRB/N/952/2019 dated 28.11.2020 in Planning Permit No.13758 was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II / 378 /2022, dated: 28-11-2022.

/pto/

3. This 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 Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. However, it is the sole responsibility of the Applicant/Developer/Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


for MEMBER-SECRETARY

29/11/22

Copy to:

✓ M/s.Hansa Estates Pvt. Ltd,
Door No.19, Plot No.19,
Wheat craft road,
Nungambakkam,
Chennai – 600 034.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge
Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form 'F'
No.TNRERA/12280/2022 and registration
No.TN/02/Building/0317/2021 in letter
No.TNRERA/4797/2021 dated 22.09.2021. The
registration shall be valid for a period of extension from
November 2022 to 31.01.2023.

3. The Deputy Financial Analyst
Finance Division, CMDA, DB)
Chennai

(For Refund of SD for building, Septic Tank / STP &

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 in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT SIDE ELEVATION



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate