

RE

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FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
III Floor (east wing), CMDA, 'Thalamuthu –Natarajan
Maaligai',No 1
Gandhi Irwin Road, Chennai – 600008.

Sir,

We hereby apply for the grant of registration of our project "Happinest Avadi Block – G " to be set up at Block No.84, WARD No.1, Paruthipattu Village, Avadi Municipality, Taluka - Poonamallee District :- Thiruvallur State :- Tamilnadu.

1. The requisite particulars are as under:-
 - (i) Status of the applicant : - Company
 - (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -
 - (a) Name: - **Mahindra Lifespace Developers Limited.**
 - (b) Address :- **5th Floor, Mahindra Towers, Dr G.M.Bhosale Marg .Mumbai**
 - (c) Copy of registration certificate :- **L45200MH1999PLC118949**
 - (d) Main objects :- **Establishing, Acquiring, Developing and maintaining residential facilities, integrated townships, industrial parks, special economic zones, technology parks, industrial areas and industrial estates, for industries and software and other knowledge bases units in India and outside India**

Happinest by my side

- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. :- **Ms. Anita Arjundas, Flat no 1203, Breezy Heights.12 Floor, off Carter road, Bandra – West Mumbai 400050**



Annexure 1 :- List of directors

- (iii) PAN No :- **AAACG8904C :- Annexure 2**
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained :-
Kotak Mahindra Bank Limited ,Nariman Point, KKBK0000958 Mumbai, Maharashtra.
- (v) Details of project land held by the applicant:- **Plot Extent :- 2123.28 Sq Mtr, Total Covered area (Sq Mt)- 1423.76**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:-
- 1. Building Permit :- Avadi Municipality.**
 - 2. Planning Permit :- CMDA**
- (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*	Avadi Phase I	Project Description (Max 500 Characters)	G+ 3 and slit +4 Building. 1 BHK and 2 BHK
Current Status	completed	State	Chennai
Category of Building	Residential	District*	Thiruvallur
Is there any Case Pending	NO	Pin code	600071
Address	Block No.84 WARD No.1 Paruthipattu Village Avadi Municipality Taluka Poonamallee		

Annexure 3 :- List of last five year completed project

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

Road System	Municipal roads to site / internal roads by developer	Water Supply	One Water treatment plant
Sewage and Drainage System	1 No. STP is already constructed during construction phase of phase I	Electricity Supply Transformers and Sub Station	From Tamilnadu Electricity Board feeding LT from Paruthipattu Sub station
Solid Waste Management and Disposal	One organic waste converter is already installed at site		

Development;

(ix) Registration fee Rs.15600 /- calculated as per sub-rule (3) of rule 3:-

(ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter:- **Annexure 2.**

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years :- **Annexure 4.**

(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 :- **Annexure 5**

(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 :- **Annexure 6**

(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 :- :- **Annexure 7**

- (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 :- :- **Annexure 8**
- (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 :- :- **Annexure 9**
- (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 :- **Annexure 10**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees :- :- **Annexure 11**
- (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:- :- **Annexure 12**
- (xi) The number and areas of covered parking available in the project :- **NA**
- (xii) The number of open parking areas available in the project :- **NA**
- (xiii) Details of Undivided Shares pertaining to the project :- **Annexure 13**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project :- **Annexure :- 14**
- (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 :- **Annexure 15**

(xvi) a declaration in FORM „B“:- **Annexure 16**

(xvii) Bank acct details ,letter from Bank with IFSC code and Branch
address details & letter from bank regarding 70 %:- **Annexure 17**

3. We solemnly affirm and declare that the particulars given in herein
are correct to my /our knowledge and belief.

Dated:

Place:

Yours faithfully,



Signature and seal of the applicant(s)

Promoter Past Experience Details

Brief Details of Project launched and completed by promoter in last five years (across India)

Details need to be filled in Form											
Sr. No	Region	Project Name	Project Type	Address	Land Area (In Sq Mtrs)	No of Buildings/Plots	No of Apartments	Total Cost (In INR)	Plot Bearing C.N.No/CTS No./Survey no./Final Plot no.	Original Proposed date of Completion	Actual Completion Date
1	Mumbai	Aspen	Residential	Bldg A on plot bearing cts no. 899/A TO E of village pahadi goregaon , S.V.Road, Mumbai	23,376	1	68	787,607,570	CTS No. 899/A TO E	17th December 2012	17th December 2012
2	Mumbai	Angelica	Residential	Bldg C on plot bearing cts no. 899/A TO E of village pahadi goregaon , S.V.Road, Mumbai		1	67	798,479,682	CTS No. 899/A TO E	25th March 2013	25th March 2013
3	Mumbai	Splendour Phase 1	Residential	CTS NO 617(part),617/30,617/39 PLOT -B L B S Marg ,BHANDUP (W) MUMBAI 400078	34,279	3	265	1,875,226,944	CTS NO 617(part),617/30,617/39	15th Oct 2011	15th Oct 2011
4	Mumbai	Splendour Phase 2	Residential	CTS NO 617(part),617/30,617/39 PLOT -B L B S Marg ,BHANDUP (W) MUMBAI 400078		2	233	2,067,198,149	CTS NO 617(part),617/30,617/39	14th Nov 2013	28th June 2013
5	Pune	Lartista	Residential	Mahindra Lifespace Developers Ltd, Mahindra Towers, 5th Floor, Dr G M Bhosale Marg, Worli, Mumbai 400 018.	3,963	1	21	643,822,072	Survey No. 67B/4A+5A,Plot No. 1 (i.e. CTS No. 801 to 806)	16th Sept 2016	16th Sept 2016
6	Pune	Antheia	Residential	Mahindra Lifespace Developers Ltd, Mahindra Towers, 5th Floor, Dr G M Bhosale Marg, Worli, Mumbai 400 018.	73,633	1	516	2,330,568,882	CST No 6017	31st March 2016	29th October 2016
7	Nagpur	Bloomdale	Residential	Mahindra Bebanco Developers Limited Mahindra Bloomdale Project MIHAN SEZ, De-Notified Area, Beside D. Y. Patil International School, Khapri, Nagpur – 441 108	102,191	8 Buildings /1 plot	342	1,147,000,215	Survey Nos. 17 (Part), 18 (Part), ,19 (Part), 26 (Part) 27 (Part) 28, 29 (Part), 30 (Part), 31 (Part), 35 (part) , 36 (Part) 39 (Part)	Wednesday, March 30, 2016	Monday, January 23, 2017
8	Mumbai	Boisar Phase 1	Residential	Gut No.50 Plot No.1, Village - Kambalgaon, Taluka - Palghar, District - Palghar	14,770	9	359	591,209,026	Gut No.50, Plot No.1	Friday, June 30, 2017	23 January 2017
9	Mumbai	Boisar Phase 2	Residential	Gut No.50 Plot No.1, Village - Kambalgaon, Taluka - Palghar, District - Palghar	10,283	6	238	410,211,057	Gut No.50, Plot No.1	Sunday, December 31, 2017	Tuesday, June 20, 2017
10	Chennai	Avadi Phase I	Residential	Block No.84, WARD No.1, Paruthipattu Village, Avadi Municipality, Taluka - Poonamallee	20,305	6	604	988,061,624	S.No. 72/2, 77/2, 87/3, 88/3, 89/5, 90/1,2,3, 91, 92/1, 93/7, 98, 99, 100 & 101/7	Thursday, June 30, 2016	Wednesday, April 20, 2016
11	Hyderabad	Ashvita	Residential	Mahindra Lifespace Developers Limited Sy.No- 78/2 & 78/3, Near Hitech city MMTS railway station, Hafeezpet Road, Kukatpally, Hyderabad -500072	36,857	5 Blocks & club House	664	2,853,748,336	Sy.No- 78/2 & 78/3	Tower A & B - June 2016 Tower C - Dec 2016 Tower D & E - June 2017	Tower A & B - May 2016 Tower C - Dec 2016 Tower E - May 2017 Tower D - Ongoing.
12	Bangalore	Windchimes	Residential	Mahindra Homes Pvt Ltd Sy No 37 / 2, 37 / 3 Opposite BPL Bannerghatta Road, Arekere Bangalore - 560075	23,674	2 towers (4 wings) & clubhouse	454	3,000,000,000	Sy no. 37/3, 40/1, 41/3 ,37/2A1, 37/2A2	Wing A and B -June 2018 Wing C and Wing D - December 2018	NA
13	North	Chloris	Residential	Milestone 16/3, Sector -19 Faridabad	18,085	8	160	89.63 Crores	License no. is 217 of 2007 Dated 07-09-2007	Jul-11	Jul-11
14	North		Residential								
15	North	Aura PH1	Residential	Village Chauma, Sector 110-A, Gurgaon Manesar Urban Complex	68,149	3	231	36.06 Crores	Licence Number 43 of 2008 Dated 07-03-2008	May-13	Oct-14
16	North	Aura PH2	Residential			2	166	33.76 Crores		Nov-13	Oct-14
17	North	Aura PH3	Residential			2	110	33.76 Crores		Oct-14	Aug-15
18	North	Aura PH4	Residential			2	142	44.18 Crores		Jan-15	Dec-15
19	North	Aura PH5	Residential			2	150	59.71 Crores		Jan-15	Sep-16
20	North	Aura infra	Residential					74.81 Crores			

21	North	Luminare PH1	Residential	Sector - 59, Gurgaon Manesar Urban Complex	27,519	1	120	151.58 Crores	Liscence Number 16 of 2008 dated 31-01-2008	March-20 (6 Months Grace Peiod included)	Under Construction
22	North	Luminare PH2	Residential			1	120	170.73 Crores		Feb-2021 (6 Months Grace Period included)	Under Construction
23	North	Luminare PH3	Residential			1	120	155.17 Crores		Yet to Launch	TBD
24	Chengalpet, Chenna	Aqualily Phase 1A	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.	149732 (Phase 1A, 1B, 1C & 1D)	41 Villas	41 Villas	355,701,728	Plot No.33, 34, 35	Oct-12	Oct-12
25	Chengalpet, Chenna	Aqualily Phase 1B	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		33 Villas	33 Villas	310,812,351		Oct-13	Oct-13
26	Chengalpet, Chenna	Aqualil Phase 1C & 1D	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		77 Villas	77 Villas	736,609,553		Oct-14	Oct-14
27	Chengalpet, Chenna	Aqualily Phase 2A	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.	71252 (Phase 2A, 2B, 2C1 and 2E)	5 Buildings	80 Flats	406,580,523		Nov-13	Mar-14
28	Chengalpet, Chenna	Aqualily Phase 2B	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		8 Buildings	178 Flats	886,753,263		Nov-14	Nov-14
29	Chengalpet, Chenna	Aqualily Phase 2C1-B1	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		2 Buildings	56 Flats	73,89,31,031.00(Total 2C1 Phase cost)		Sep-15	Mar-16
30	Chengalpet, Chenna	Aqualily phase 2C1-B1	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		2 Buildings	56 Flats			Sep-15	Mar-16
31	Chengalpet, Chenna	Aqualily Phase 2C1-B1	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		1 Buildings	28 Flats			Dec-15	Mar-16
32	Chengalpet, Chenna	Aqualily Phase 2C1-B1	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		1 Buildings	24 Flats			Mar-17	Mar-16
33	Chengalpet, Chenna	Aqualily Phase 2C2-B1	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		3 Buildings	84 Flats	429,733,283		under construction not launched	
34	Chengalpet, Chenna	Aqualily Phase 2E	Residential	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED, PLOT 33, 1st CROSS ROAD, 1st MAIN ROAD, MAHINDRA WORLD CITY, CHENGALPET TALUK, KANCHEPURAM DIST, TAMIL NADU - 603002.		3 Buildings	196 Flats	394,714,733		Mar-19	Construction in progress
35	Chengalpet, Chenna	Iris Court Phase I	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 18, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kanchepuram Dist. Tamil Nadu - 603002	72883 Meters(Entire Iris Court project)	2 Buildings	244 Flats	637,760,262	Plot No.18	Jun-13	Dec-13
36	Chengalpet, Chenna	IRIS Court Phase 2- B1	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 18, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kanchepuram Dist. Tamil Nadu - 603002		2 Buildings	96 Flats	676,013,585		Sep-15	Mar-15
37	Chengalpet, Chenna	IRIS Court Phase 2- B1	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 18, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kanchepuram Dist. Tamil Nadu - 603002		1 Buildings	133 Flats			Mar-15	Mar-15

38	Chengalpet, Chenna	IRIS Court Phase 3A	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 18, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kancheपुरam Dist. Tamil Nadu - 603002		1 Buildings	133 Flats	359,389,920		Mar-15	Mar-15
39	Chengalpet, Chenna	IRIS Court Phase 3B	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 18, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kancheपुरam Dist. Tamil Nadu - 603002		2 Buildings	96 Flats	331,184,578		Mar-16	Mar-16
40	Chengalpet, Chenna	Nova- Phase 1	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 21, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kancheपुरam Dist. Tamil Nadu - 603002	29542Meters(entir e Nova Project)	2 Buildings	357 Flats	510,627,975	Plot No.21	May-16	Mar-16
41	Chengalpet, Chenna	Nova- Phase 2	Residential	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no. 21, Near Paranur Railway Station, Mahindra World City, Chengalpet Taluk, Kancheपुरam Dist. Tamil Nadu - 603002		2 Buildings	369 Flats	544,600,169		Aug-17	Mar-17

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.

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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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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Services we run
for you
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The LandLens
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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.

