

# RERA Document

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Published for reference. The authority's own register is the operative record.

APPLICATION FORM REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority  
Tamil Nadu  
Thalamuthu Natarajan Building  
Gandhi Irwin Road, Egmore  
Chennai 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Tiruvottiyur, Tiruvottiyur Taluk, Chennai, Tamil Nadu

1. The requisite particulars are as under:

|     |                                                                                                                                                                                                                                                  |                                                                                                                                                              |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| i.  | Status of the Applicant, whether individual/company/ proprietorship firm/societies/partnership firm/ competent authority                                                                                                                         | Private Limited Company                                                                                                                                      |
| ii. | In case of Individual –<br>Name,<br>Father's Name,<br>Occupation<br>Permanent Address<br>Photograph                                                                                                                                              | Not Applicable                                                                                                                                               |
|     | In case of firm/ societies / trust / companies / LLP /Competent Authority<br>Name<br>Address<br><br>Copy of Registration Certificate<br>Main Objects<br>Name, photograph & address of Chairman of the Governing body / partners / Directors etc. | Hansa Estates Private Limited<br>Door No.19, Wheat Craft Road, Nungambakkam, Chennai 600 034.<br>Enclosed.<br><br>As per Annexure 'A'<br>As per Annexure 'B' |
| iii | PAN                                                                                                                                                                                                                                              | AADCH8314E                                                                                                                                                   |
| iv  | Name & Address of the Bank or Banker with which account in terms of Section 4 (2)(I)(D) of the Act will be maintained                                                                                                                            | Karur Vysya Bank Limited<br>Teynampet Branch<br>Chennai 600 018.                                                                                             |

|      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                              |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| v.   | Details of project held by the Applicant                                                                                                                                                                                                                                                                  | The property is owned by IHD Enterprises, as per the Partnership deed dated 30.3.1990 (Doc.No.3364/2010, which is registered in the o/o the SR, Tiruvottiyur). Hansa Estates Private Limited has entered into a Joint Development Agreement 14.3.2012 for development of the property. Copy of JDA enclosed. |
| vi.  | 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 completion, details of cases pending, details of type of land and payments pending, etc. | As per Annexure                                                                                                                                                                                                                                                                                              |
| vii  | Agency to take up external development works                                                                                                                                                                                                                                                              | -                                                                                                                                                                                                                                                                                                            |
| viii | Regularisation fee by way of a NEFT for an amount of Rs.42,000/- calculated as per sub-rule (3) of rule 3                                                                                                                                                                                                 | UTR No.P18111608581411 dated 16.11.2018                                                                                                                                                                                                                                                                      |
| ix   | Any other information the applicant may like to furnish                                                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                            |

2. We enclose the following documents in Triplicate, namely:

| Sl#  | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| i    | Authenticated copy of the PAN card of the promoter                                                                                                                                                                                                                                                                                                                                                                                                 | Enclosed                                   |
| ii   | Audited Balance sheet of the Promoter for the preceding Financial year and Income tax returns of the Promoter for three preceding years                                                                                                                                                                                                                                                                                                            | Enclosed                                   |
| iii  | Copy of 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.                                                                                                                                                                                                          | Enclosed.                                  |
| 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.                                                                                                                                                                                                                                                                       | Not applicable.                            |
| 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 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. | JDA and Supplementary agreements enclosed. |
| vi   | An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases.                                        |                                            |
| vii  | 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                                                                                                                                                                                                                                                                                   | Enclosed.                                  |
| viii | 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, emergency evacuation services, use of renewable energy                                                                                                                                                                                                      |                                            |
| ix   | 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.                                                                                                                                                                                                                                                     |                                            |

3. We solemnly affirm and declare that the particulars given hereinabove are correct to our knowledge and belief.

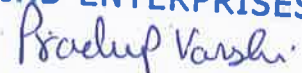
Yours faithfully  
(Signature and Seal of the Applicant)

Dated :  
Place : Chennai

**For HANSA ESTATES PRIVATE LIMITED**

  
**T.S. PRABHU**  
President

**For IHD ENTERPRISES**



**Mg. Partner**

**Brief details of the project launched by the Promoter in the last five years**

| Name of the Project | Address                                                                    | Current status         | Any delay in completion | Details of cases pending | Details of type of land | Payments pending |
|---------------------|----------------------------------------------------------------------------|------------------------|-------------------------|--------------------------|-------------------------|------------------|
| Hansa Haddows       | No.15/9, Haddows Road 1 <sup>st</sup> Street, Nungambakkam Chennai 600 034 | Completed in May 2017  | No                      | No                       | Residential             | No               |
| Hansa Abhinav       | Glass Factory Road, Tiruvottiyur, Chennai 600 019                          | Completed in June 2017 | No                      | No                       | Residential             | No               |

**For HANSA ESTATES PRIVATE LIMITED**

  
**S. PRABHU**  
 President



|                                       |                                                                                                                                                                                         |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the Firm                      | Hansa Estates Private Limited                                                                                                                                                           |
| Address with Contact No. and email id | No.19, 1 <sup>st</sup> Floor, Wheatcrofts Road,<br>Nungambakkam, Chennai-600 034.<br>Contact No.9380718989<br>email ID: prabhu.ts@hansaestates.com.                                     |
| Project Address                       | HANSA LAPIS<br>Plot No.3, Old Survey No. 276(pt), 277(pt),<br>278(pt) and 279(pt) Town Survey No.7/14,<br>Block No.18, Ward-G, Thiruvottiyur Village,<br>Thiruvottiyur, Chennai-600019. |
| Usage of the Building                 | Stilt plus 4 Floors Residential Apartments                                                                                                                                              |
| Extent of the Land                    | 1142.52 sq. m                                                                                                                                                                           |
| Total Floor Area (LIG)                | 2099.08 sq. m                                                                                                                                                                           |

For HANSA ESTATES PRIVATE LIMITED

  
T.S. PRABHU  
President

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

