Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

FORM `A'
[See Rule 3(2)]

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 – Name, Father's Name, Occupation Permanent Address Photograph	Not Applicable
	In case of firm/ societies / trust / companies / LLP /Competent Authority Name Address Copy of Registration Certificate Main Objects Name, photograph & address of Chairman of the Governing body / partners / Directors etc.	Hansa Estates Private Limited Door No.19, Wheat Craft Road, Nungambakkam, Chennai 600 034. Enclosed. As per Annexure `A' As per Annexure `B'
Iii	PAN	AADCH8314E
iv	Name & Address of the Bank or Banker with which account in terms of Section 4 (2)(l)(D) of the Act will be maintained	Karur Vysya Bank Limited Teynampet Branch 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.47,460/- calculated as per sub-rule (3) of rule 3	UTR No.P18111608581967 dated 16.11.2018
Ix	Any other information the applicant may like to furnish	-

.. 3 ..

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)

For HANSA ESTATES PRIVATE LIMITED

T.S. PRABHU
President

For IHD ENTERPRISES

Pradeep Varshi

Mg. Partner

Dated :
Place : Chennai

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 1st 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

T.S. PRABHU
President

Name of the Firm	Hansa Estates Private Limited
Address with Contact No. and email id	No.19, 1st Floor, Wheatcrofts Road, Nungambakkam, Chennai-600 034. Contact No.9380718989 email ID: prabhu.ts@hansaestates.com.
Project Address	HANSA RUBY Plot No.6, Old Survey No. 276(pt), 277(pt) and 278(pt) Town Survey No.7/10, Block No.18, Ward-G, Thiruvottiyur Village, Thiruvottiyur, Chennai-600019.
Usage of the Building	Stilt plus 4 Floors Residential Apartments
Extent of the Land	1225.24 sq. m
Total Floor Area (LIG)	2372.12 sq. m

For HANSA ESTATES PRIVATE LIMITED

T.S. PRABHU
President

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

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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.