

RE

REGULATORY RECORD

RERA Document

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RAVI KIRAN - 7200918000

1.

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

APPLICATION FOR REGISTRATION OF PROJECT

To
86
THE REAL ESTATE REGULATORY AUTHORITY
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project Residential Project to be set up at Plot No.A1, A2, A3 and A4, 14th Main Road, Anna Nagar, Chennai – 600040, comprised in under Old S. No. 207/24Part, now comprised in T.S. No. 22/2,3,4,5 and 6 of Block No.30 of Koyambedu Village, Aminjikarai Taluk, Chennai District and falling under Corporation Zone : 08 and Division : 100 in the State of Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the Applicant : Partnership firm;

(ii) Details of Partnership :

(a)	Name of Developer	✓ HIRANI FOUNDATIONS
(b)	Address	17/5 EVK Sampath Road, 1 st Floor, Sriji Palace, Vepery, Chennai – 600007.
(c)	Copy of Registration Certificate	Enclosed
(d)	Main Objects	Real Estate Development

For HIRANI FOUNDATIONS


Partner

(e) Name, photograph and address of partners :

Sl. No.	NAME	DESIGNATION	ADDRESS	PHOTOGRAPH
1	Sunil R. Hirani	Authorized Partner	Flat No. B1202 Prince Galada Gardens, No.44 EVK Sampath Road, Vepery, Chennai – 7.	
2	Ramesh Kumar Hirani	Authorized Partner	Flat No. 210,211 Prestige Palace, No. 40 Mookattal Street, Purasawalkam, Chennai – 7.	
3	Ravi Kiran Hirani	Authorized Partner	802 Ranjit Apartment, 38 Jermiah Road, Vepery, Chennai – 7.	
4	Manju Devi	Partner	Flat No. 210,211 Prestige Palace, No. 40 Mookattal Street, Purasawalkam, Chennai – 7.	
5	Shilpa Hirani	Partner	Flat No. B1202 Prince Galada Gardens, No.44 EVK Sampath Road, Vepery, Chennai – 7.	
6	Manisha Hirani	Partner	802 Ranjit Apartment, 38 Jermiah Road, Vepery, Chennai – 7.	

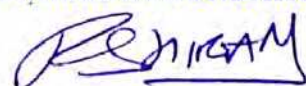
For HIRANI FOUNDATIONS



Partner

(iii)	PAN No.	AAKFH4987R
(iv)	Name and address of the bank with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	CANARA BANK, Sowcarpet Branch, 119/120 Nyniappa Naicken Street, First Floor, Park Town, Chennai – 600003.
(v)	Details of project land held by the applicant	A Residential complex consisting of Stilt+5 Floors with 30 Dwelling units, to be set up at Plot No.A1, A2, A3 and A4, 14 th Main Road, Anna Nagar, Chennai – 40, as per Documents 1169.27 Sq.Mtrs. and as per Patta 1214.50 Sq.Mtrs. comprised in old S. No. 207/24Part, now bearing T.S. No. 22/2,3,4,5 and 6 of Block 30 of Koyambedu Village, Aminjikarai Taluk.
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project :	CMDA Planning Permit No. B/NHRB/326/2019 under File No. PP/SB/C/0193/2019 – 23/10/2019. Building Permission Plan No. CEBA/WDCN08/00392/2019 by Corporation of Chennai.
(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.	Declaration Enclosed
(viii)	Agency to take up external development	Self-Development
(ix)	Registration fee by way of	NEFT of Rs.62,513/- from CANARA BANK via Ref. No. P19122083210788 made on 21.12.2019 (calculated as per sub-rule (3) of rule 3)
(x)	Any other information the applicant may like to furnish.	Nil

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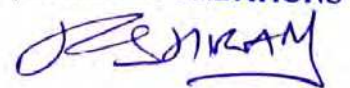
Partner

2.

We enclose the following documents in triplicate, namely:-

(i)	Self-Attested copy of the PAN card of the promoter	Enclosed
(ii)	Audited balance sheet of the promoter for the preceding financial year	Declaration Enclosed
(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	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	Enclosed
(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	Own Development
(v) A	Self-attested 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;	Enclosed
(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	Enclosed

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Partner

(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	NIL
(vii)	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;	Enclosed
(ix)	Proforma of the agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Enclosed
(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;	Enclosed
(xi)	The number of covered parking available in the project	17 Nos
(xii)	The number of open parking areas available in the project	13 Nos
(xiii)	Details of Undivided Shares pertaining to the project	Enclosed
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Nil
(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	Enclosed
(xvi)	A declaration in "FORM B"	Enclosed

For HIRANI FOUNDATIONS



Partner

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

Dated: 26/12/2019

Place: CHENNAI

For HIRANI FOUNDATIONS



Partner

Yours Faithfully



HIRANI FOUNDATIONS

OLD NO.17/5, E.V.K. SAMPATH ROAD, SRIJI PALACE, FIRST FLOOR, VEPERY, CHENNAI - 600007

Date : 20/08/2019

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, the following partners of the Firm have been authorized to apply for RERA Number for our upcoming Project at 14th Main Road, Anna Nagar, Chennai - 40 and also to apply, open and operate an Escrow Bank Account, with Canara Bank Sowcarpet Branch, as per TNRERA rules and Regulations. They may sign any application individually and the same shall be binding the entire Firm.

1. Ramesh Kumar Hirani
2. Sunil R. Hirani
3. Ravi Kiran Hirani

Yours Truly

For HIRANI FOUNDATIONS

Partner

RAMESH KUMAR HIRANI

For HIRANI FOUNDATIONS

Partner

SUNIL R. HIRANI

For HIRANI FOUNDATIONS

Partner

RAVI KIRAN HIRANI

For HIRANI FOUNDATIONS

Partner

MANJU DEVI

For HIRANI FOUNDATIONS

Partner

SHILPA HIRANI

For HIRANI FOUNDATIONS

Partner

MANISHA HIRANI

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

