

RE

REGULATORY RECORD

RERA Document

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RAJMOHANIR

CONTACT NO: 9944494240

Mahindra Lifespace
Developers Ltd.
CoWrks, Prudential Building
Hiranandani Gardens, Powai
Mumbai 400 076
happinest@mahindra.com
Tel: +91 86574 27461
www.mahindralifespaces.com

Registered Office:
Mahindra Towers, 5th Floor
Dr. G. M. Bhosale Marg, Worli
Mumbai 400 034, India
Tel: +91 22 6747 8694/8691

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
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 Happinest Avadi Block B to be set up at Block No.84, ward No.1 parithupattu Village, Avadi Municipality Taluka-Ponnamallee Tiruvallur district, Tamilnadu

1. The requisite particulars are as under:- **Company**

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(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 (Annexure 20)

(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 & outside India

ISO 9001:2015
ISO 14001:2015
BS OHSAS 18001:2007
BUREAU VERITAS
Certification



ahindra LIFESPACES

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. **Ms Sangeeta Prasad Managing Director & CEO** Eminente II, 502, 5th floor, Off 17th road, Khar West, Mumbai - 400 052



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 _____;

(v) Details of project land held by the applicant Plot extent; 4335.88 sqm Total covered area (sqm) – 1812.67 sqm

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:-

1. Planning Permit :- CMDA

2. Building permit :- Avadi municipality

(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. **Enclosure :**



Annexure 3

Project Name	Happinest Avadi	Project Description	G+3 & Stilt +4 building 1BHK & 2 BHK
Current status	8 Blocks completed -CC received 2 blocks under construction Block B present block for registration – construction yet to start	Current Block Description	Stilt +4 building
Category	Residential	State	TamilNadu
Is there any case pending address	No	District	Thiruvallur
	Block No.84.ward no 1 Parithupattu village, avadi municipality, Poonamallee	Pincode	600071

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

Road system	Municipal roads to site/internal roads by developer	Water supply	1 no water treatment installed
Sewage & drainage system	2 no STP already constructed during earlier phases	Electricity supply	From Tamilandu electricity board feeding from parithupattu substation
Solid waste management & disposal	1 organic waste converter already installed		

(ix) Registration fee by way of a demand draft dated _____ drawn on

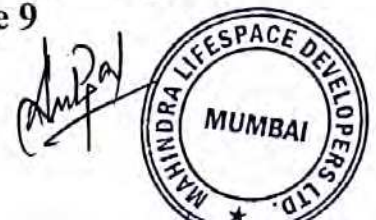
_____ bearing no. _____ for an amount of Rs.68370 /- calculated as per sub-rule (3) of rule 3;

(x) 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; **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; **NA**
- (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 **Annexure 7**
- permission, building permit / building sanction plan, partial completion certificate for each of such phases;
- (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, veranda, 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 12**

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

Dated:

Place:

Yours faithfully,

A handwritten signature in black ink, appearing to be "Anil".



Signature and seal of the applicant(s)

Project Application Form – Happinest Avadi “Block B”

Promoter Details

Name*		Father's Name*	
PAN No*		Aadhaar Number*	
Mobile No*		Telephone Number*	
FAX Number		E Mail*	
Occupation		Address Line 1*	
State*		Address Line 2*	
Pin code*		District	

If it is a firm

Name of the Firm / Company*	Mahindra Litespace Developers Limited
Address*	5 th Floor, Mahindra Towers, Dr G.M.Bhosale Marg .Mumbai

Copy of the Registration Certificate*

L45200MH1999PLC118949

Name and Photograph and address of
Chairman or the Governing Body / Partner
/ Director etc.,*

Ms Sangeeta Prasad
Managing Director &
CEO Eminence II, 502, 5th
floor, Off 17th road, Khar

Mobile No*

Telephone No

FAX Number

E Mail

State*

Pin code*

Maharashtra

400018

Main objects*

West, Mumbai - 400 052



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

Previous Project Details (Last 5 Years only)

Project Name*

Avadi Phase I

Current Status

completed

Project Description
(Max 500 Characters)

G+ 3 and slit +4 Building.
1 BHK and 2 BHK

State

Chennai



Category of Building	Residential
Is there any Case Pending	NO
Address	Block No.84 WARD No.1 Paruthipattu Village Avadi Municipality Taluka Poonamallee

District*	Thiruvallur
Pin code	600071

Project Detail

Project Name	Happinest Avadi "Block B"	Project Description	Stlit +4 floors Building,1 BHK and 2 BHK.
Category of the Building	Residential	Project Status	Construction yet to commence
Project Commencement Date	1 July 2017	Project End Date	31 March 2022
Plot Extent	4335.88 Sq Mtr		
Total Open area (Sq Mt)	0	Total Covered area (Sq Mt)	1812.67
Project address Line 1	Block No.84 WARD No.1	Project address Line 2	Paruthipattu Village Avadi Municipality
District	Thiruvallur	Tehsil/Sub District	Poonamallee
No of Open Parking	0	Total area of open Parking (Sq Mt)	0
No of Covered Parking	0	Total area of Covered Parking (Sq Mt)	0

Development Details



Type of Dwelling Unit	1 BHK
Carpet Area (Sq Mt)	32.34
Area of exclusive Open terrace if any (Sq Mt)	0

Total No. of Dwelling Unit	112
No of Dwelling Unit Available for Sale	112
Area of exclusive balcony/verandah (Sq Mt)	2.51

Type of Dwelling Unit	2 BHK –
Carpet Area (Sq Mt)	42.05
Area of exclusive Open terrace if any (Sq Mt)	0

Total No. of Dwelling Unit	24
No of Dwelling Unit Available for Sale	24
Area of exclusive balcony/verandah (Sq Mt)	2.18

If it is other than Residential

Office / Shops / Departmental Stores etc.,	0
Carpet area (Sq Mt)	0
Area of exclusive Open terrace if any (Sq Mt)	0

Total Floor Area	0
Available for Sale	0
Area of exclusive balcony/verandah (Sq Mt)	0



External Development Work

Road System

Municipal roads to site /
internal roads by
developer

Sewage and Drainage
System

2 No. STP serving
development

Solid Waste Management
and Disposal

One organic waste
converter for the project,
waste segregation and
collection system at
building levels

Water Supply

One Water treatment plant
serving all phases of
project

Electricity Supply
Transformers and Sub
Station

From Tamilnadu Electricity
Board feeding LT from
Paruthipattu Sub station

Project Bank Details

Bank Name

Kotak Mahindra Bank
Limited

Account No

5213086629

State

Maharashtra

Branch Name

Nariman Point

IFSC Code

KKBK0000958

District

Mumbai



Project Architects

Architect Name	Ashok B Lall – Architects	E Mail ID	ablarch@gmail.com
MCA No.	CA/79/5198	Address Line 2	Civil Lines New Delhi
Mobile No.	9891487981	District	New Delhi
Address Line 1	2B – Ramkishore Road	Year of Establishment	1980
State	New Delhi	District	New Delhi
Pin Code	110054		
Key Projects Completed	11 HMR campus Jaipur, TERI campus Gual Pahari, TCS HQ Gurgaon		

Structural Engineers

Engineer Name	Japan Shah	E Mail ID	jsceollice@gmail.com
If Registered in any Corporation / LB, License No.	IAStructE LIC no AM – 150	Address Line 2	Opp SBI Ambarwadi Ahmedabad
Mobile No.	7926445083	District	Ahmedabad
Address Line 1	305 Ashwamegh Elegance	Year of Establishment	2016
State	Gujrat	District	Ahmedabad
Pin Code	380006		
Key Projects Completed	Urban Park, Klan Club, Ahemdabad university campus, Housing aty Khajuraho.		



Project Contractors

Contractor Name	GPECCL	E Mail ID	
Registered in any Govt Dept			
Address Line 1	No 24 GN Chetty road,T nagar	Address Line 2	T nagar
State	Tamilnadu	District	Chennai
Pin Code	600017	Year of Establishment	
Key Projects Completed			

Upload Documents

Balance Sheet (Preceding Financial Year)	Annexure 4
Audited Profit Loss Statement	Annexure 4
Director's Report	Annexure 4
Cash Flow Statement	Annexure 4
PAN Card	Annexure 2
Commencement Certificate	NA
DC Advice Letter	
Approved Letter	
Planning Permit	Annexure 7



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.

