Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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

DIGITALLY VERIFIED RECORD

Project Application Form

Promoter Details

Name*	
PAN No*	
Mobile No*	
FAX Number	
Occupation	
State*	
Pin code*	

Father's Name*	
Aadhaar Number*	
Telephone Number*	
E Mail*	
Address Line 1*	
Address Line 2*	
District	

If it is a firm

Name of the Firm / Company*	Hiranandani Realtors Private Limited
Address*	514 Dalamal Tower, 211 FPJ Marg, Nariman Point, Mumbai
Mobile No*	8433 70 07 68
Telephone No	022 2576 3600
FAX Number	
E Mail	rera@houseofhiranandani.com
State*	Maharashtra
Pin code*	400021

Copy of the Registration Certificate*	Number: CINU70100MH2005PTC154507
Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Attached Annexure IIIA
Main objects*	Attached Annexure II

Hiranandani Realtors Pvt. Ltd. Mumbai

Previous Project Details (Last 5 Years only)

Project Name*	Seawood, Pinewood, Brentwood, Birchwood, Greenwood, Bridgewood, Oceanic
Current Status	Completed
Category of Building	Residential
Is there any Case Pending	No
Address	No.5/63,Old Mahabalipuram Road, Egattur Village, Thalambur Post, Chinglepet Taluk, Chennai -600 130

Project Description (Max 500 Characters)	Each building comprises of 28 floors, residential tower with 2 level basements
State	Tamil Nadu
District*	Kancheepuram District
Pincode	600130

Previous Project Details (Last 5 Years only)

Project Name*	Edina
Current Status	Completed
Category of Building	Residential
Is there any Case Pending	No
Address	No.5/63,OldMahabalipuram Road, Egattur Village, Thalambur Post, Chinglepet Taluk, Chennai -600 130

Project Description (Max 500 Characters)	31 floors, residential tower with 2 level basements
State	Tamil Nadu
District*	Kancheepuram District
Pincode	600130

Hiranandani Realtors Pvt. Ltd. Mumbai

Previous Project Details (Last 5 Years only)

Project Name	Tiana
Category of the Building	Residential
Project Commencement Date	11th October 2015
Plot Extent	2874.06 Sq.Mt
Total Open area (Sq Mt)	1869.44 Sq. Mt
Project address Line 1	No.5/63,OldMahabalipuram Road,
District	Kancheepuram District
No of Open Parking	0
No of Covered Parking	264

Project Description	Stilit + 33 floors, residential tower with 3 level basements
Project Status	Under construction
Project End Date	30th June 2020
Total Covered area (Sq Mt)	1004.62 Sq.Mt
Project address Line 2	Egattur Village, Thalambur Post, Chinglepet Taluk, Chennai -600 130
Tehsil/Sub District	
Total area of open Parking (Sq Mt)	0
Total area of Covered Parking (Sq Mt)	3300 Sq. Mt

Hiranandani Realtors Pvt. Ltd. Mumbai

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

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.