



From

Tamil Nadu Real Estate Regulatory
Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai – 600 008.

To

The Branch Manager,

Letter No.TNRERA/ A2/ /2025

Dated

Sir/Madam,

Sub:	TNRERA – Application for extension of project validity for the real estate project comprising of..... in S.Nos..... – Additional 20% of the amount to be collected – Reg.
Ref:	1. Form-C No.TNRERA/ 2. Your Bank A/c No.

In the reference 1st cited Form-C was issued vide Registration
No.TN/ for the project comprising of
.....in S.No.

2. The promoter has opened a separate bank account in your Branch vide
reference 2nd cited. The date of completion of the project declared in Form-C is
..... However, the promoter has filed an application for extension of the
project validity period as the project is yet to be completed.

3. As per Section-7(3) of the Real Estate (Regulation & Development) Act,
2016, the Real Estate Regulatory Authority may, instead of revoking the registration
under sub-section (1), permit it to remain in force subject to such further terms and

conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.

4. Accordingly, the Authority has considered the application for extension of project validity and decided to extend its validity upto with certain conditions. One of the conditions imposed by the Authority is that an additional 20% of the amount received by the promoter from the allottees from time to time shall be deposited in the account maintained in accordance with Section 4(2)(4)(D) of the Act and the amount shall be used to cover the cost of the construction as stipulated in the Act. This additional 20% of the amount is over and above the 70% of the amount as stipulated in the Act.

5. The promoter shall withdraw the amount from the separate account to cover the cost of the project in proportion to the percentage of the completion of the project. The amount from the separate account shall be withdrawn by the promoter after it is certified by the Engineer/Architect/Chartered Accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.

6. You are directed not to close the account or transfer the account without the consent of the Authority. The Account can be closed only on production of completion report issued by TNRERA.

for Tamil Nadu Real Estate
Regulatory Authority.