**FileNo:TNRERA/PBF/0169/2026**

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY**
**REGISTRATION CERTIFICATE OF PROJECT**
**FORM'C'**
**[Seerule6(1)]**

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act ,2016 to the following project under project registration number

**TNRERA/11/BLG/0136/2026dated17.04.2026**

**Project Name:UpTownbyNovascape**

**Project Details &Address:**

Registration for Block : 1 - (Stilt Floor + First floor + Second floor + Third floor + Fourth floor + Fifth floor) Residentail Building with 50 Dwelling units, Block : 2 - (Stilt Floor + First floor + Second floor + Third floor + Fourth floor + Fifth floor) Residentail Building with 35 Dwelling units, Block : 3 - (Stilt Floor + First floor + Second floor + Third floor) Commercial Building with (Parking, Community Hall, Kids Play area + Gym, Swimming Pool) at comprised in Survey Nos.422/4A2, 422/5A2 & 422/5B2 of Keeranatham Village, Annur Taluk, Coimbatore District. The Joint Director, T&CP, Coimbatore District issued Planning Permission No.827/2025 in Letter No.SWP/BPA/0642888/2025 dated 27/11/2025. The President, Keeranatham Village Panchayat issued Building Permission in Letter Roc No.250/2025-2026 dated 13/01/2026.

**Applicant:**
**1 M/s.NOVASCAPE REALTY VENTURES LLP**
DoorNo10, Karupannan Street, Surampatti Nall Road, Rajakadu,
Erode District - 638001

**2. This registration is granted subject to the following conditions, namely:-**

I. The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II. The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III. The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV. The registration shall be valid till 27-11-2032 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI. The promoter shall not contravene the provisions of anyotherlawforthetimebeinginforceintheareawheretheprojectisbeing developed.

VII. This Registration is given based on the declaration given by you.The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII. All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

IX. Display Board in the project site abutting the public road with a size of atleast 2feet x 4feet to be installed as per the format and the conditions hosted in the website.

X. The promoter submitted a Declaration cum indemnity bond stating that the car parking provided for commercial purpose in the approved plan is for the use of visitors only and it is not meant for sale. He has also given an undertaking that this car parking will neither be allotted to the individual home buyers nor will be sold to anyone else. It is meant for visitors use only.

**3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted here in,as per the Act and the rules and regulations made there under.**

**Project Bank Details:**

1. Bank Name &Branch: **Indian Overseas Bank, Surampatti Branch, Erode, Tamil Nadu.**
(i) RERA Designated Collection Account (100%) – Account No :**101502000001001**
(ii) RERA Designated Separate Account (70%) – Account No :**101502000001002**
(iii) RERA Designated Transaction Account (30%) – Account No :**101502000001003**

Digitally Signed by
Additional Director (R), TNRERA

**Dated:** 17.04.2026
**Place:** Chennai

**Signature and seal of the Authorized Officer**
**Tamil Nadu Real Estate Regulatory Authority**

**Note : Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)**