File No: TNRERA/PBF/0248/2026

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(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/35/BLG/0166/2026 dated 13.05.2026

Project Name: CITY SCAPE

Project Details & Address:

Registration for Stilt + 5 Floors Residential Building 100 dwelling units Comprised in New S.No. 4/1E1A, Old S.No. 4, of Navalur Village Panchayat, Thiruporur Panchayat Union and Taluk, Chengalpattu District. The Assistant Director, DTCP, Planning permission No. SWP/B.P/M.L.P.A (CD-5) No.111/2025. issued in Online reference No. SWP/BPA/ 004874/2022 dated 28/10/2025. The President, Navalur Village and Panchayat, Thiruporur Panchayat Union, Thiruporur Taluk, Chengalpattu District issued building permission No.06/2024/ dated 23/02/2026.

Applicant:
1 M/s. BHOOMI AND BUILDINGS PRIVATE LIMITED
Door No. NO.6, Padmanabha Nagar, 2nd street,
Adyar Village,
Chennai,
Chennai District - 600020

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 31-12-2029 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 any other law for the time being in force in the area where the project is being 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 violaton/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 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

X.The promoter has availed a loan of Rs.15,00,00,000/- and Rs.13,00,00,000/-from Hinduja Leyland Finance Ltd., by Mortgaging that property. Mortgage deed No.2226/2026 & 2227/2026 Dt:10.03.2026 has been executed by 1) Bhoomi and Building Pvt. Ltd., infavour of Hinduja Leyland Finance Ltd., The concerned bank has issued NOC to registered the project with TNRERA and for sale/lease of the flats subject to certain conditions.

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 herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **ICICI Bank, Adyar, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No :**777705110311**

(ii) RERA Designated Separate Account (70%) – Account No :**777705110312**

(iii) RERA Designated Transaction Account (30%) – Account No :**777705110314**

Digitally Signed by
Additional Director (R), TNRERA

Dated:13.05.2026
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)