File No: TNRERA/PBF/0105/2025

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

TN/29/Building/0054/2025 dated 13.02.2025

Project Name: Enchanted

Project Details & Address:

Registration of High Rise Group Development building with Extended Double Basement floor (Meant for parking) + Combined Stilt floor (part) (meant for parking) / Ground floor (part) (Shops & Creche) over & above 6 Towers with Combined first floor for Podium & Club house use (Swimming pool along with dressing room, Gym, Indoor games, Badminton Court, Mini Theatre, Guest room, Kitchen, Multi-purpose hall and Dining) and Residential use (at Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: Nil Dwelling units, Tower- 05 & 06: 6 Dwelling units) with 21 Dwelling units + Combined 2nd floor (Tower-01: 5 Dwelling units, Tower-02: 5 units, Tower-03: 5 units, Tower-04: Nil Dwelling units, Tower- 05 & 06: 8 Dwelling units) with 23 dwelling units + Combined 3rd floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 dwelling units + Combined 4th floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 dwelling units + 5th floor to 33rd floor (at Tower-01 to 04 with Height 106.80m and 145 Dwelling units in each Tower) and 5th floor to 32nd floor (at Tower-05 & 06 with Height 106.90m and 224 Dwelling units in each Tower) Totally (Tower-01 to 3: 165 Dwelling units in each Tower, Tower-04: 155 Dwelling units, Tower-05 & 06: 254 Dwelling units) 904 dwelling units, at Plot - A abutting Neelangarai - Thoraipakkam link road, Okkiyam Thoraipakkam, Chennai Comprised in S.nos 406/79A (part) & 406/80A (part) of Okkiyam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.The CMDA issued Planning permission No. OL-PP/HRB/0025/2024 in Letter No. CMDA/PP/HRB/S/0779/2023 dated 10/09/2024. Greater Chennai Corporation issued Building permission in Letter No. CEBA/WDCN15/00625/2024 dated 27/12/2024.

Applicant:
1 Baashyaam Reality Private Limited
Door No. NO 87, GN Chetty Road, T Nagar,
Chennai District - 600017
2 Baashyaam Ventures Private Limited
Flat No. NO 87, GN Chetty Road, T Nagar,
Chennai District - 600017

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 **09-09-2032** 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 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.

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: **HDFC Bank, MUMBAI, Mumbai City, Maharashtra.**

Account Number : **57500001673992**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:13.02.2025
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)