File No: TNRERA/PLF/3972/2024

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/35/Layout/3635/2024 dated 09.10.2024

Project Name: Magnolia Bay

Project Details & Address:

Registration for layout of house sites with 56 Plots comprised in Survey No. 125/1, 2, 3, 129/9, 10, 11 ,129/12 of Pudupakkam Village, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpattu District. The Assistant Director, T&CP, Chengalpattu District approved the layout No: 51/2024 in Lr ROC No: WR20ASW1/2024/TCP dated 11.03.2024. The President, Pudupakkam Village Panchayat approved the layout in Lr ROC No: 6/2024-2025 dated 16.08.2024.

Applicant:
1) M/s.Ponraj Properties LLP
Door No. 78/2,138/2,
LB Rd, 3rd E St, Periyar Nagar, Thiruvanmiyur,
Chengalpattu - 600001,

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 comply with the provisions of the Act and the rules and regulations made thereunder

III.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.

IV.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.

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.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:09.10.2024
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)