



File No: TNRERA/PBF/0263/2024

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/1/Building/0442/2024 dated 26.07.2024

Project Name: MP Greenbay

Project Details & Address:

Registration for Group Development project at Plot No. 3 - Stilt Floor + 3 Floors with 6 dwelling units Plot No. 4 & 5 - Stilt Floor + 3 Floors with 6 dwelling units Plot No. 6 & 7 - Stilt Floor + 3 Floors with 8 dwelling units Plot No. 8 - Stilt Floor + 3 Floors with 6 dwelling units Plot No. 9 - Stilt Floor + 3 Floors with 6 dwelling units Plot No. 10 - Stilt Floor + 3 Floors with 6 dwelling units Plot No. 11 - Stilt Floor + 3 Floors with 6 dwelling units Plot No. 12 - Stilt Floor + 3 Floors with 6 dwelling units and by totalling 50 dwelling units Comprised in S.Nos. 60/1A1A , 64/3A1 of Moondramkattalai Village , Kundrathur Taluk , Kancheepuram District. The Commissioner , Kundrathur Municipality has approved the planning permission vide letter Nos. 127/2024 dated 11.06.2024 for Plot No. 3 , 126/2024 dated 11.06.2024 for Plot No. 4 & 5 , 133/2024 dated 13.06.2024 for Plot No. 6 & 7 , 125/2024 dated 11.06.2024 for Plot No. 8 , 124/2024 dated 11.06.2024 for Plot No. 9 , 123/2024 dated 11.06.2024 for Plot No. 10 , 136/2024 dated 18.06.2024 for Plot No. 11 , 122/2024 dated 11.06.2024 for Plot No. 12. The Commissioner , Kundrathur Municipality has approved the Building Permission vide letter Nos. 179/BL/2024/00128 dated 11.06.2024 for Plot No. 3 , 179/BL/2024/00127 dated 11.06.2024 for Plot No. 4 & 5 , 179/BL/2024/00134 dated 13.06.2024 for Plot No. 6 & 7 , 179/BL/2024/00126 dated 11.06.2024 for Plot No. 8 , 179/BL/2024/00125 dated 11.06.2024 for Plot No. 9 , 179/BL/2024/00124 dated 11.06.2024 for Plot No. 10 , 179/BL/2024/00137 dated 18.06.2024 for Plot No. 11 , 179/BL/2024/00123 dated 11.06.2024 for Plot No. 12.

Applicant:

1 M/s. MP DEVELOPERS

Tannery Street , Pallavaram,
Chennai - 600 043,
Chengalpattu District -

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 31-12-2028 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.The Promoter has mortgaged the property " without possession " in favour of M/S.ROYAL AGENCY.

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: **State Bank of India , SME PERUNGUDI BRANCH , Chennai.**
Account Number : **43083363763**

Dated:26.07.2024

Place: Chennai

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

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>)