File No: TNRERA/PBF/0390/2025

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/0183/2025 dated 19.05.2025

Project Name: MAGIZHCHI THARANGINI

Project Details & Address:

Registration for Stilt Floor (Parking) + 5 Floors Residential Building with 10 dwelling units (Height-18.30m) at Door Nos. 93/1 to 93/6, Block No.93, Ambattur Estate Road/ School Road, Magizhchi Colony, T.S.Krishna Nagar, Anna Nagar Western Extension, Chennai, comprised in Old S.No.163/2 part, 187 part; New S.No.162 part, 164 part, 288 part & 209 part and T.S.No.1/2, Block No.43, Ward H of Mogappair Village within the limits of GreaterChennai Corporation, Ambattur Taluk, Chennai District. The CMDA issued planning permission No.OL-PP/NHRB/0686/2024 in Letter No.CMDA/PP/NHRB/N/0697/2024 dated 22/11/2024. The Greater Chennai Corporation issued building permission in Letter No.CEBA/WDCN07/00585/2024 dated 04/12/2024.

Applicant:
1 M/s.India Builders Chennai Limited Represented by its Director Mr U PREETAM KARTHIK (Developer) & 1. HEMA RAAJKUMAR, 2.R.RAJKUMAR, 3. O.P.JANANI (alias) JANANI ORATHI PATHANGI, 4.O.P.HARIRAM (alias) HARI RAM ORATHIPATHANGI 5. O.P.VISHNU KUMAR (alias) VISHNU KUMAR ORATHI PATHANGI, 6.T.L.MANJUSREE, 7.T.L.MANOJ (alias) MANOJ THANUPILLAI LALITHAMBIKA, 8.G.RAJASEKARAN, 9.R.ANANDHI, 10.SRIDHARAN KUPPAN, 11.P.RAVEENDRAN (11 Land Owners)
3rd Street, 3rd main Road, Anna nagar,,
Chennai-600040,
Chennai 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 **31-12-2030** 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: **Axis Bank Ltd, Anna Nagar Branch, Chennai, Tamil Nadu.**
Account Number : **925020012775673**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:19.05.2025
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)