**File No: TNRERA/PBF/0035/2024**

**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/0306/2024 dated 13.03.2024**

**Project Name: ISHA POKKISHAM**

**Project Details & Address:**

Group Housing Development Comprising of Two Blocks : Block A : Stilt Floor + 5 Floors (18.30 m) Residential building with 33 dwelling units and (Gym at 1st Floors) , Block B - Stilt Floor + 5 Floors (18.30m) Residential building with 45 dwelling units totaling 78 dwelling units for affordable housing and service block (Ground Floor - Pump Room) at Nukampalayam Road , Perumbakkam , Comprised in Survey No. 78/1, 78/2, 78/3, 78/4, 78/5 & 78/6 of Perumbakkam Village , within the limits of St.Thomas Panchayat Union , Tambaram Taluk, Chengalpattu District. CMDA issued Planning Permission in Planning Permit No. OL-PP/NHRB/0007/2024 in Letter No. CMDA/PP/NHRB/S/0335/2023, dated 05.01.2024. The Commissioner, St.Thomas Mount Panchayat Union (a) Chitlapakkam forwarded to the President / Perumbakkam 1st Grade Panchayat in Letter No. 0050/2024/A4, dated 12.01.2024. The President, Perumbakkam 1st Grade Panchayat approved the building in letter No. 69/23-24, dated 19.01.2024.

**Applicant:**
**1 Ms Isha Homes India Private Limited**
No. 74, 1st Avenue Indra Nagar, Adyar,
Chennai,
Chennai - 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 deposit seventy percent of the amounts realised 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;

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 04-01.2032 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V.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: **ICICI Bank Ltd, Adyar Branch , Chennai - 600020.**
Account Number : **777705191204**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

**Dated:**13.03.2024
**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)