File No: TNRERA/PBF/0567/2024

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/29/Building/0548/2024 dated 22.11.2024

Project Name: Nutech Gardens Of Gaia

Project Details & Address:

Registration of residential buildings with Stilt Floor + First Floor (20 buildings) in Plot Nos. 1 to 15 , 17, 19, 22, 24, 25 and Club house in plot No 27 comprised in S.No.180/2E2, 180/1C2A, 180/2F2, 181/3A1, 181/3A2, 181/3B, 181/3C, 181/3D of Kalaingar Karunanithi Salai, Sholinganallur, Greater Chennai Corporation Divison-197, Zone XV, Chennai Chennai District. Plot No.1 planning permission in Letter No. PPA/WDCN15/05387/2023, Dated 21/08/2023 building permission in Letter No. BA/WDCN15/05574/2023 , Dated 21/08/2023. Plot No.2 planning permission in Letter No. PPA/WDCN15/05426/2023, Dated 21/08/2023 building permission in Letter No. BA/WDCN15/05575/2023 Dated 21/08/2023.Plot No.3 planning permission in Letter No. PPA/WDCN15/05428/2023, Dated 21/08/2023, permission in Letter No. BA/WDCN15/05577/2023, Dated 21/08/2023.Plot No.4 planning permission in Letter No. PPA/WDCN15/05430/2023 Dated 21/08/2023, d building permission in Letter No. BA/WDCN15/05578/2023 Dated 26/09/2023.Plot No.5 planning permission in Letter No. PPA/WDCN15/05431/2023, Dated 21/08/2023, building permission in Letter No. BA/WDCN15/05579/2023 Dated 26/09/2023. Plot No.6 planning permission in Letter No. PPA/WDCN15/05583/2023, Dated 26/09/2023, building permission in Letter No. BA/WDCN15/05581/2023, Dated 21/08/2023.Plot No.7 planning permission in Letter No. PPA/WDCN15/06264/2023, Dated 26/09/2023 building permission in Letter No. BA/WDCN15/06454/2023 Dated 26/09/2023.Plot No.8 planning permission in Letter No. PPA/WDCN15/05546/2023, Dated 21/08/2023, building permission in Letter No. BA/WDCN15/05582/2023 Dated 21/08/2023. Plot No.9 planning permission in Letter No. PPA/WDCN15/05592/2023, Dated 26/09/2023, building permission in Letter No. BA/WDCN15/06451/2023 Dated 26/09/2023.Plot No.10 planning permission in Letter No. PPA/WDCN15/06266/2023, Dated 26/09/2023, building permission in Letter No. BA/WDCN15/06453/2023 Dated 26/09/2023.Plot No.11 planning permission in Letter No. PPA/WDCN15/05566/2023, Dated 21/08/2023, building permission in Letter No. BA/WDCN15/05584/2023, Dated 21/08/2023.Plot No.12 planning permission in Letter No. PPA/WDCN15/05568/2023, Dated 21/08/2023, building permission in Letter No. BA/WDCN15/05585/2023, Dated 21/08/2023.Plot No.13 planning permission in Letter No. PPA/WDCN15/05690/2023, Dated 03/10/2023 building permission in Letter No. BA/WDCN15/06531/2023 Dated 03/10/2023.Plot No.14 planning permission in Letter No. PPA/WDCN15/05691/2023, Dated 03/10/2023, building permission in Letter No. BA/WDCN15/06528/2023 Dated 03/10/2023.Plot No.15 planning permission in Letter No. PPA/WDCN15/05693/2023, Dated 03/10/2023.building permission in Letter No. BA/WDCN15/06529/2023, Dated 03/10/2023.Plot No.17 planning permission in Letter No. PPA/WDCN15/05689/2023, Dated 26/09/2023, building permission in Letter No. BA/WDCN15/06452/2023 Dated 26/09/2023.Plot No19 planning permission in Letter No. PPA/WDCN15/06267/2023, , Dated 03/10/2023, building permission in Letter No. BA/WDCN15/06532/2023, , Dated 03/10/2023.Plot No22 planning permission in Letter No. PPA/WDCN15/05761/2023, Dated 03/10/2023 building permission in Letter No. BA/WDCN15/06556/2023 Dated 03/10/2023. Plot No.24 planning permission in Letter No. PPA/WDCN15/05763/2023, Dated 03/10/2023, issued building permission in Letter No. BA/WDCN15/06552/2023 Dated 03/10/2023.Plot No 25 planning permission in Letter No. PPA/WDCN15/05817/2023 Dated 03/10/2023 building permission in Letter No. BA/WDCN15/06557/2023, Dated 03/10/2023.Plot No 27 (Club house) planning permission in Letter No. PPA/WDCN15/07000/2023 Dated 03/10/2023, building permission in Letter No. BA/WDCN15/06553/2023, Dated 03/10/2023.

Applicant:

1 M/s.NUTECH REALTY PROJECT PVT LTD

Door No. OLD NO 41 NEW NO 76, Flat No. BLOCK 1, CIT NAGA 1st MAIN ROAD,
NANADANAM Village,
Chennai - 600035,
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 **30-06-2028** 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.To convey the UDS of the Club house to the allottees of the association and handover the Clubhouse building free of cost to the association of allottees within three months of the completion of the project.

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, CIT NAGAR, Chennai, Tamil Nadu.**
   Account Number : **50200095414809**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:22.11.2024
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)