File No: TNRERA/PBF/0932/2025

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

TNRERA/35/BLG/0020/2026 dated 22.01.2026

Project Name: PALM BEACH – PHASE II

Project Details & Address:

Registration for Registration for Plot No. A1, Villa No. 23 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. A2, Villa No. 24 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. A3, Villa No. 25 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. B1, Villa No. 26 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. B2, Villa No. 27 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. B3, Villa No. 28 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. C1, Villa No. 29 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. C2, Villa No. 30 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. C3, Villa No. 31 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. D1, Villa No. 32 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. D2, Villa No. 33 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. D3, Villa No. 34 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. D4, Villa No. 35 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. D5, Villa No. 36 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. C4, Villa No. 37 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. C5, Villa No. 38 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. C6, Villa No. 39 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. B4, Villa No. 40 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. B5, Villa No. 41 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. B6, Villa No. 42 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. A4, Villa No. 43 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. A5, Villa No. 44 - Ground Floor + First Floor with 01 Dwelling Units, Plot No. A6, Villa No. 45 - Ground Floor + First Floor with 01 Dwelling Units (Totally 23 Villas) at Survey Nos. 219/4D1 & 219/4D2, 219/4E, 219/4F, 219/4G, 219/4F, 219/5A1B, 219/15, 219/16 of Nemmeli Village, Thiruporur Taluk, Chengalpattu District. The President, Nemmeli Village, Thiruporur Taluk, Chengalpattu District has issued Building Permission in Letter RC No. SWP/SCM/DTCP/RP/0294084/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291302/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291317/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291353/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291436/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291471/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291505/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291581/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291599/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0292435/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0292475/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0292583/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0292115/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0292064/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291610/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0291812/2025, dated 27.10.2025, WP/SCM/DTCP/RP/0291919/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0290742/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0290704/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0290688/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0294072/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0290479/2025, dated 27.10.2025, SWP/SCM/DTCP/RP/0292555/2025, dated 27.10.2025

Applicant:
1 M/s. VNCT GLOBAL LLP
Door No. 2, SUN CENTRE, First Floor, Tank Bund Road,
Nungambakkam,
Chennai District - 600034

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 27-10-2030 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.

IX.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

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, KODAMBAKKAM BRANCH, CHENNAI - 600 024**
   Account Number : **44567663716**

Dated:22.01.2026
Place: Chennai

Digitally Signed by
Additional Director-I, 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)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai