File No: TNRERA/PBF/0133/2024

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/0352/2024 dated 30.04.2024

Project Name: CASAGRAND HOLA CHENNAI

Project Details & Address:

Registration of High Rise Group Development consisting of Combined Extended Basement Floor (Block 4 to 18) with Block 1: Ground Floor + 1st Floor + 2nd Floor (Part) Row Houses Villa (4 Dwelling Unit), Block 2: Ground Floor + 1st Floor + 2nd Floor (Part) Row Houses Villa (4 Dwelling Unit), Block 3: Ground Floor + 1st Floor + 2nd Floor (Part) Row Houses Villa (14 Dwelling Unit), Block 4: Ground Floor + 9 Floor (138 Dwelling Unit), Block 5: Ground Floor + 8 Floor (36 Dwelling Unit), Block 6: Ground Floor + 9 Floor (117 Dwelling Unit), Block 7 : Ground Floor + 9 Floor (209 Dwelling Unit), Block 8 : Ground Floor + 9 Floor (170 Dwelling Unit), Block 9 : Ground Floor + 9 Floor (120 Dwelling Unit), Block 10 : Ground Floor + 9 Floor (150 Dwelling Unit), Block 11: Ground Floor + 9 Floor (170 Dwelling Unit), Block12 : Ground Floor + 9 Floor (170 Dwelling Unit), Block 13 : Ground Floor + 9 Floor (170 Dwelling Unit), Block 14 : Ground Floor + 9 Floor (140 Dwelling Unit), Block 15: Ground Floor + 8 Floor (36 Dwelling Unit), Block 16 : Ground Floor + 9 Floor (170 Dwelling Unit), Block 17 : Club House-1 : Ground Floor + 3 Floor , Block 18 : Club House-2 : Ground Floor + 5 Floor & 2 Nos of Open Swimming Pool Totally 1818 Dwelling Units Comprised in Survey Nos: 508/4A, 508/4B, 508/6A1, 508/6A2, 508/6B, 508/6C, 508/6D, 508/7A, 508/7B, 508/7C, 508/7D, 508/7E, 508/7F, 508/7G, 508/7H, 508/7I, 508/8A, 508/8B1, 508/8B2, 508/11A, 508/11B, 508/21A, 508/28, 508/36B, 508/36C1, 508/36C2, 508/38A1, 508/45, 508/48, 575/2A2A1, 575/2A2A2, 575/2A2A3, 575/2A2B1, 575/2A2B2, 575/2A2B3, 575/2A3, 575/2B, 575/2C, 575/3B1, 575/4A, 575/4B, 575/4C, 575/5A, 575/5B, 575/6A, 575/6B, 575/6C, 575/7A1, 575/7A2, 575/7B, 575/7C, 575/7D, 575/8A1, 575/8A2, 575/8A3, 575/8B1, 575/8B2, 575/9A, 575/9B1, 575/9B2, 575/9B3, 575/9C1, 575/10A1, 575/10A2, 575/10B, 575/10C, 575/10D1, 575/10D2, 575/10E, 575/10F, 575/10G, 575/12A, 575/12B, 575/12C, 575/13A, 575/13B, 575/13C, 575/13D, 575/13E1, 575/13E2, 575/13F, 575/14A, 575/14B, 575/14C, 575/15, 575/16, 575/17, 575/18, 575/19, 575/20, 575/21, 575/22, 575/23, 575/24, 575/25, 579/1, 579/2, 580, 581/1, 581/2, 581/3, 581/4, 581/5, 724/3 & 724/5 of Sholinganallur-1 Village, Sholinganallur Taluk, Within the Limits of Greater Chennai Corporation, Chennai District. CMDA issued Planning Permission No. PP/HRB/04/2024/S-1 to S-65 issued in Letter No. CMDA/PP/HRB/S/500/2023, dated 17.04.2024. The Executive Engineer (T.P), Greater Chennai Corporation issued Building Permission in Letter No. CEBA/WDCN15/00180/2024, dated 23.04.2024.

Applicant:

1 M/s. Casagrand Vivaace Private Limited
No. NEW NO.111, OLD NO. 59 ,, NPL Devi, L B Road,,
Thiruvanmiyur,
Chennai - 600041

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 Block Nos. 1, 2, 3 date of completion is 17.05.2026, Block Nos. 11 to 16 & 18 date of completion is 17.05.2028 & Block Nos. 4 to 10 & 17 date of completion is 17.05.2029 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: **Kotak Mahindra Bank, Adyar Branch, Chennai 600 020**

Account Number : **5345911547**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:30.04.2024
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)