File No: TNRERA/PBF/0469/2024

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/35/Building/0491/2024 dated 09.10.2024

Project Name: ENCANTO

Project Details & Address:

Registration of Group Development consisting of 9 Blocks (A, B, C, D, E, F, G, H & I) Residential cum Commercial building Block- A: Ground Floor + 2 Floors Commercial (Office) building, Block – B: Ground Floor + First floor Residential building with 7 dwelling units, Block C: Ground Floor + First Floor Residential building with 3 dwelling units, Block – D: Ground Floor + First Floor Residential building with 4 dwelling units, Block – E: Partly Ground Floor + First Floor Residential building with 5 dwelling units and Partly Ground Floor + 2 Floors Club House (Association Room, Play Station, GYM, Games Room), Block – F: Ground Floor + First Floor Residential building with 11 dwelling units, Block – G: Ground Floor + First Floor Residential building with 14 dwelling units, Block – H: Ground Floor + First Floor Residential building with 4 dwelling units, Block – I: Ground Floor + First Floor Residential building with 11 dwelling units, Totally 59 dwelling units at Nookampalayam Main Road, Perumbakkam, Chennai comprised in S.No. 197, 198/1, 198/2, 227/3, 228/1A2, 228/1B2, 228/4, 228/5 and 232/1A1 of Perumbakkam Village within the limit of St. Thomas Mount Panchayat Union, Tambaram Taluk, Chengalpattu District. The CMDA issued planning permission No.OL-PP/NHRB/0272/2024 in Letter No.CMDA/PP/NHRB/S/0581/2023, dated 05/06/2024. The Commissioner, St.Thomas Mount Panchayat Union @ Chitlapakkam forwared to the President / Executive Officer, Perumbakkam First Grade Panchayat, Chennai in Letter No.1839/2024/A4, dated 28.06.2024. The President / Executive Officer, Perumbakkam First Grade Panchayat, Chennai issued building permission in Lr.No.56/24-25, dated 02.07.2024.

Applicant:
1 M/s.SARADEUZ INFRASTRUCTURES PRIVATE LIMITED
Perumbakkam Main Road, Perumbakkam,
Tambaram,
Chengalpattu District - 600100

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 31-07-2029 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: **HDFC Bank Ltd, Perumbakkam Branch, Chennai, Tamil Nadu.**
Account Number : **50200099217530**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:09.10.2024
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)