File No: TNRERA/PBF/0170/2024

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/0392/2024 dated 07.06.2024

Project Name: BRIGADE ICON

Project Details & Address:

Registration for High Rice Group Development Consisting of Extended 1st Basement floor for Block 1 & 3, Block – 1: Ground Floor + 1st Floor (Utility Block) with 11.15m height, Block – 2: Ground Floor + 1st Floor (Utility Block) with 11.15m height & Block – 3 : Extended Triple Basement Floors + Combined Ground floor (Commercial Shops, Supermarket, Retail & Restaurants in front Part & Residential Lobby with Multipurpose Hall, Indoor Games, Electrical Room, AV Room in the Residential Rear Part) + Mezzanine floor (Two Wheeler Parking) + Combined 1st floor (Commercial Retail Shops in the Commercial front part & Parking area in the Residential Rear Part) + Combined 2nd floor (Commercial Retail Shops in the Front Part & Parking are in the Residential Rear Part) + Combined 3rd floor (Multipurpose pavilion, Restaurant, Cafeteria & office space in the Commercial Front Part and 2 Residential Dwelling units with Gym, Swimming Pool, Spa in the Residential Rear Part) + 4th floor to 18th floor (Office space with Refuge area in 5th, 8th, 11th, 14th & 17th floor in the Commercial Front part) with 84.75m height & 4th floor to 38th floor (Residential rear part with 198 Dwelling units & Refuge Area in 17th, 26th & 35th floor) with 133.25m height – Totally 200 Dwelling units by availing Premium FSI at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New Door No.180, Anna Salai (Mount Road), Thousand Lights comprised in R.S.No.322/1, Block No. 11 of Triplicane Village, Mylapore Taluk, Chennai – 600002, and Door No. 8/16, Smith Road, comprised in R.S.No. 321/3, Block No. 10 of Triplicane Village, Mylapore Taluk, within the Greater Chennai Corporation, Chennai District. The CMDA issued Planning Permission in Letter No.OL-PP/HRB/0011/2024 IN Lr.No.CMDA/PP/HRB/S/0481/2023, Dated 29-04-2024. The Greater Chennai Corporation issued Building Permission in Letter No.CEBA/WDCN09/00198/2024, Dated 09/05/2024.

Applicant:
1 M/s.Brigade Enterprises Limited
No. 5/142, Rajiv Gandhi Salai (OMR),,
Perungudi,
Chennai - 600096

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 05.07.2030 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.

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, MG Road, Bangalore Urban, Karnataka.**
   Account Number : **5548930543**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:07.06.2024
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)