File No: TNRERA/PLF/9299/2025

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/LO/4520/2025 dated 26.12.2025

Project Name: SAPPHIRE GARDENS BY Urban Tree Ph3

Project Details & Address:

Registration for layout of house sites with 60 Plots comprised in Survey No. 1461/1A1 of Thaiyur B Village , Thiruporur Taluk, Chengalpattu District. The Assistant Director, Member Secretary, DTCP, MLPA, Chengalpattau District approved the layout in Layout No.193/2025 vide Letter No. ZF7CPYXN/2025/TCP/2025/TCP dated 04/08/2025. The President, Thaiyur panchayat approved the layout in Letter No.ZF7CPYXN/2025/TCP/2025/TCP dated 06/10/2025.

Applicant:

1) Urban Tree Realty Products LLP
Door No. NO 8,,
Rutland Gate, 5th Street,
Nungambakkam,
Chennai District - 600006

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 deposit seventy percent of the amounts realised 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;

III.The registration shall be valid till 30-04-2026 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

IV.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

V.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.

VI.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.

VII.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VIII.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 violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

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, Chennai - Annasalai (0462), Chennai, Tamil Nadu.**
   Account Number : **0051697518**

Digitally Signed by
Additional Director-II, TNRERA

Dated:26.12.2025
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)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai