File No: TNRERA/PBF/0097/2025

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

TN/35/Building/0039/2025 dated 07.02.2025

Project Name: STARWOOD TOWERS PHASE -III (CEDAR)

Project Details & Address:

Registration of Block A3: 1st floor to 21st floor with 166 Dwelling Units (Revised Approval) HRB Group Development consisting of extended Combined Basement floor + Combined Stilt floor + Combined Podium for Block A3 & Block A4, Block A3: 1st floor to 21st floor with 166 Dwelling Unitsand Block A4: 1st floor to 21st floor with 294 Dwelling Units (Totally 460 Dwelling Units) with 66.0m height of Residential Building in the site comprising Completion Certificate issued Blocks viz: A1, A2, A6; Block A1 & A2 Typical:Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14thFloor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13thFloor + 14th Floor part with 192 Dwelling Units and Club House: 1st Floor to 3 Floors + 4th Floor part (Indoorgames, Banquet Hall, Gym & Swimming pool at 4th Floor), Blocks B1 & B2 Typical: 1st Floor to 14th Floor part with 216 Dwelling Units (Totally - 628 Dwelling Units) with 2 commercial blocks - Totally 1088 Dwelling units(Proposed 460 Dwelling units + CC obtained 628 dwelling units) at Medavakkam – Mambakkam Road in Survey Nos.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2,37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union, Chengalpattu District. CMDA issued Planning Permission in OL-PP/HRB/0023/2024 in Letter No. CMDA/PP/HRB/S/0065/2024, dated 02/09/2024. The Commissioner, St.Thomas Mount Panchayat Union (a) Chitlapakkam has forwarded the Planning Permission in letter RC No. 3232/2024/A4, dated 01.10.2024. The President, Vengaivasal First Grade Panchayat, Chennai - 600 126 has issued Building Permission in Letter RC No. 241/2024-2025, dated 06/01/2025 .

Applicant:
1 M/s. NAVIN HOUSING AND PROPERTIES (P) LIMITED
Door No. 802 AND 804, ANNASALAI,
NANDANAM,
Chennai District - 600035

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 for Block - A3 shall be valid till **27-01-2027** 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: **ICICI Bank Limited, Cenatoph Road, Chennai - 600 018**
Account Number : **777705327146**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:07.02.2025
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)