File No: TNRERA/PBF/0108/2024

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/11/Building/0346/2024 dated 30.04.2024

Project Name: SHRESTHA VILLAS

Project Details & Address:

Registration for Block1: Ground Floor + 1st Floor with 4 Villas, Block 2:Ground Floor + 1st Floor with 11 Villas, Block 3:Ground Floor + 1st Floor with 11 Villas, Block 4:Ground Floor + 1st Floor with 11 Villas, Block 11:Ground Floor + 1st Floor with 09 Villas, Block 12:Ground Floor + 1st Floor with 09 Villas, Block 17:Ground Floor + 1st Floor with 09 Villas, Block 18:Ground Floor + 1st Floor with 09 Villas, Block 23:Ground Floor + 1st Floor with 09 Villas, Block 24:Ground Floor + 1st Floor with 09 Villas, Block 27:Ground Floor + 1st Floor with 12 Villas, Block 28:Ground Floor + 1st Floor with 09 Villas, Block 29:Ground Floor + 1st Floor with 09 Villas, Block 30:Ground Floor + 1st Floor with 09 Villas, Block 31:Ground Floor + 1st Floor with 09 Villas, Block 32:Ground Floor + 1st Floor with 12 Villas, Block 33:Ground Floor + 1st Floor with 09 Villas, Block 34:Ground Floor + 1st Floor with 09 Villas, Block 35:Ground Floor + 1st Floor with 09 Villas, Block 36:Ground Floor + 1st Floor with 09 Villas, Block 37:Ground Floor + 1st Floor with 09 Villas, Block 38:Ground Floor + 1st Floor with 08 Villas, Block 39:Ground Floor + 1st Floor with 06 Villas, Block 40:Ground Floor + 1st Floor with 09 Villas, Block 41:Ground Floor + 1st Floor with 07 Villas, Block 42:Ground Floor + 1st Floor with 07 Villas, Block 43:Ground Floor + 1st Floor with 09 Villas, Block 44:Ground Floor + 1st Floor with 4 Villas (Totally 246 Villas) comprised in Survey Nos. 181, 182, 183, 184 & 185 of Madukkarai Village, Madukkarai Town Panchayat, Coimbatore South Taluk, Coimbatore District. The Member Secretary (ic), Coimbatore LPA, Coimbatore - 12 has issued Renewal Planning Permission No. 164 A1 to A30/2014 in Letter No. 5184/2019/LPA1, dated 24/04/2019. The Executive Officer, Madukarai Special Grade Town Panchayat, Coimbatore - 641105 issued Building Permission in Letter No. 823/2013/A3, dated 25/02/2020.

Applicant:
1 M/s.Akshatham Life Space Private Limited rep by its Managing Partners. Tvl.
P.Siva, S.Guru Murugeshwari, N.Sathishkumar, S.L Vijayakumar, S.R.Nagarajan & V.P.Gopalakrishnan,
SS Enclave, Coimbatore Industrial Estate,
Coimbatore South Village,
Coimbatore,
Coimbatore - 641021

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 30-11-2024 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, CBE Wealth Management Branch, Coimbatore, Tamil Nadu.**
   Account Number : **755505000099**

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)