File No: TNRERA/PBF/0482/2024

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/7/Building/0505/2024 dated 22.10.2024

Project Name: NAAVAL PARADISE

Project Details & Address:

Registration of Total 50 blocks (46 Blocks of G+1 individual Villa , 1 Block of G+3 individual villa, 1 Block of Stilt floor + 5 floors with 45 dwelling units, Total 92 dwelling units, 1 Block of Basement + Ground +2 for Community Hall and Shuttle Court, 1 Block of Ground + Mezzanine floor for Gym, Swimming pool) comprised in S.F.Nos. 9/1B, 10/2A1B and 13/1A of Kannankurichi Town Panchayat/Village, Salem Taluk, Salem District.The Assistant Director, T&CP, Salem District issued Planning permission No. 08/2024 in Letter SWP/ BPA /008675/ 2023 dated 12/01/2024. The Executive officer, Kannankurichi Town Panchayat issued Building permssion No. 88/2023-2024 in Letter ROC.No. 422/2023 dated 20/03/2024.

Applicant:
1 M/s.NAAVAL PROPERTIES AND DEVELOPERS LLP & V VIJAYANAND (GPA HOLDER)
YERCAUD MAIN ROAD, KANNANKURICHI,
Salem District - 636008

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 31-12-2028 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.

IX.Earlier Form C No. TN/07/Building/0352/2022 issued in Letter No. TNRERA/12288/2022 dated 14.09.2022 stands cancelled.

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.

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)

Project Bank Details:

1. Bank Name & Branch: **INDUSIND BANK, Salem, Tamil Nadu.**
Account Number : **251007215507**

Dated:22.10.2024
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)