File No: TNRERA/PBI/0377/2025

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/0185/2025 dated 21.05.2025

Project Name: INCOR CHENNAI PROJECTS TWO PVT LTD

Project Details & Address:

Registration for High Rise Buildings Existing Group Development Comprising of Block Nos.B5, B6, C1, C2, C3, C4, C5 & C6 (Residential Building) with Stilt + 14 Floors: Club House Block (Club House & MLCP Parking 5 Levels) with Ground + 4 Floors with 1652 Dwelling Units.at Rajiv Gandhi Salai (Old Mahabalipuram Road), Comprised in S.Nos.1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A , 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1, 1401/31B2, 1401/32, 1401/33, 1401/42B1, 1485 of Thaiyur “B” Village, Thiruporur Taluk, Chengalpattu District. The Joint Director/Member Secretary (i/c), T&CP, Chengalpattu District issued planning permission in Letter No.3534/2020/MLPA (C.D -5) dated 27/09/2022. The President, Thaiyur Panchayat, Thiruporur Panchayat Union issued building permission in Letter No.132/2022-23/C.P dated 24/12/2022.

Applicant:

1 1. M/s.PBEL PROPERTY DEVELOPMENT INDIA PVT LTD, 2. M/s.INCOR CHENNAI PROJECTS TWO PVT LTD, 3. M/s.INCOR CHENNAI PROJECTS THREE PVT LTD, 4. M/s.INCOR CHENNAI PROJECTS FOUR PVT LTD, 5. M/s.PBEL DEVELOPERS INDIA PVT LTD

INCOR- PBELCITY PROJECT, OMR,
Thaiyur - B,
Chengalpattu District - 603103

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 B5 - 12.04.2028, B6 - 18.12.2028, C1 - 06.07.2028, C2 - 14.07.2029, C3 - 14.12.2029, C4 - 20.07.2030, C5 - 30.07.2030, C6 - 24.07.2030 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: **Indian Bank, Jubilee Hills Branch, Hyderabad,**
   Account Number : **7558699310**

Dated:21.05.2025
Place: Chennai

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)
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)