File No: TNRERA/PBF/0163/2024

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/1/Building/0404/2024 dated 21.06.2024

Project Name: NCC URBAN IVY TOWERS

Project Details & Address:

Residential Development comprising 8 Blocks, Combined extended Second Basement Floor for Block E & F, Combined extended First Basement Floor for Block A & B and C to G (LIG) Combined Stilt Floor for Block A & B and C to G (LIG) Combined 1st Floor (Parking) for Block A &B for Parking, Block A Single Basement Floor +Stilt Floor+1st Floor (Parking) +2nd Floor to 16th Floor with 50.15m Height Residential Building with 90 dwelling units, Block B Single Basement Floor +Stilt Floor+1st Floor (Parking)+2nd Floor to 16th Floor with 50.15m Height Residential Building with 120 dwelling units, Block C Single Basement Floor+Stilt Floor+17Floors with 53.10m Height Residential Building with 136 dwelling units, Block D Single Basement Floor+Stilt Floor+17Floors with 53.10m Height Residential Building with 136 dwelling units, Block E Double Basement Floor+Stilt Floor+17Floors with 53.10m Height Residential Building with 136 dwelling units, Block F Double Basement Floor+Stilt Floor+18Floors with 56.05m Height Residential Building with 144 dwelling units, Block G (LIG) Single Basement Floor+Stilt Floor+18Floors with 56.05m Height Residential Building with 162 dwelling units (Totally 924 dwelling units) and Block H (Club House) (NHRB) Ground Floor+2Floors with 17.10m Height for Super Market, Banqueted Hall, Gym, Indoor Games, Spa, Badminton Court at MMRD Road, Zamin Pallavaram, Chennai in S.No.108/1, 108/2, 109/2A5B, 109/2A5, 109/5, 109/6, 112/4B1B, 112/4B1C, 112/4B1E, 112/4B1D, 112/4B2, 112/4B3, 112/5A, 112/5B, 112/6, 123/5B, 123/6B, 123/7, 124/5, 124/6A, 124/6B, 124/6C, 125/10, T.S.No.22/4-1A, 22/4-1B, 22/5A, 22/5B, 22/B-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24-6-1, 24/6-2, 24/6-3, 27/13A2, Block No.25, Ward C & T.S.No.31, 33/1, 33/2, 34, 61/2, 92, Block No.26 Ward C of Zamin Pallavaram Village, Chengalpattu District. CMDA issued planning permission in Letter No. PP/HRB/24/2023/A TO S IN Letter N0.CMDA/PP/HRB/S/0592/2021, Dated 31/07/2023. Commissioner, Tambaram Corporation issued building permission in Letter No. 009/BL/2024/02/021/00439 ISSUED IN Letter BA NO: 009/BPA/2023/02579, Dated 13/03/2024.

Applicant:

1 NCC URBAN INFRASTRUCTURE LIMITED
3rd Floor, NCC URBAN WINDSOR, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru-560064,
Bengaluru,
Bangalore Urban District - 560064

2 SUNYATA PROPERTIES PRIVATE LIMITED
3rd Floor, NCC URBAN WINDSOR, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru-560064,
Bengaluru,
Bangalore Urban District - 560064

3 B.SHIVAJI RAO
3rd Floor, NCC URBAN WINDSOR, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru-560064,
Bengaluru,
Bangalore Urban District - 560064

4 K.JYOTHI
3rd Floor, NCC URBAN WINDSOR, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru-560064,
Bengaluru,
Bangalore Urban District - 560064

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.

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, Hyderabad Begumpet, Hyderabad, Telangana.**
   Account Number : **789605000075**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:21.06.2024
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)