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File No: TNRERA/PBF/0716/2024

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/35/Building/0057/2025 dated 13.02.2025

Project Name: SPRING TIDE

Project Details & Address:

Registration for Block - B - 1st Floor to 19 floors with 284 dwelling units, Block - C - 1st Floor to 19 floors with 246 dwelling units (Residential) & Block - F - Ground Floor + 4 Floors (Commercial) comprised in S.Nos. 88/2 part, 89/2 part, 90/2 part, 91/2 part, 92/2 part, 95 part , 96/1 part, 96/2 part, 97/1 part, 97/2 part, 98 part, 129/2 part, 130/1, 130/2, 131, 132/1, 132/2, 132/3, 133/1, 133/2, 133/3, 133/4, 134/2, 134/1A, 134/1B, 143 part of Paranur Village, Chengalpattu Taluk, Chengalpattu District. Assistant Director, T&CP issued planning permission in Letter No.SWP/BPA/0043252/2023 Date: 07.05.2024. President, Veerapuram Village Panchayat issued building permission in Letter No. 03/2024-2025, Dated 16/07/2024.

Applicant:
1 ALLIANCE BUDGET HOUSING INDIA PVT LTD
GANDHI MANDAPAM MAIN ROAD, KOTTURPURAM,
Chennai - 600085,
Chennai District -

2. This registration is granted subject to the following conditions, namely:-

I.The Promoter should only sub lease the undivided share of land (UDS) through perpetual lease agreement which has been executed by M/s. Mahindra World City Developers Ltd in favour of M/s. ALLIANCE BUDGET HOUSING INDIA PVT LTD.

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 **31-08-2029** 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.

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: **Canara Bank, MARATHAHALLI, Bangalore Urban, Karnataka.**
Account Number : **120028978164**

Dated:13.02.2025
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)



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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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