



File No: TNRERA/6868/2020

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 /01/ Building /0456/2020, Dated: 08.12.2020
PROJECT NAME: "ASHIANA SHUBHAM PHASE IV-A"

Project Details & Address :

Phase - IV of Block: B – Ground Floor + 4 Floors with 80 dwelling units, **Block: C** of Ground Floor + 4 Floors with 40 dwelling units, **Block: E** of Ground Floor + 4 Floors with 60 dwelling units and **Block: G** of Ground Floor + 4 Floors with 40 dwelling units and by totaling altogether 220 tenements Comprised in S. Nos. 381/1A, 1B1, 1B2, 3A, 3B, 3C, 383/1A, 383/1B, 1C, 3, 384 to 390. 393/12A1, 12A2, 12A3, 12A4, 12A5, 12A6, 12A7, 15A2, 15B1, 15B2, 15B3, 15B4, 394 (Except 394/15), 437 (Except 437/5), 438, 439. In which the **Future development area** lies in T.S. Nos. 390/2A Part, 2B1, 2B2, 2B3, 2B4, 3A, 3B, 4, 5, 390/6A, 6B, 7A, 7B, 8, 394/2F Part, 3 Part, 4 Part & 6 Part of Sengundram Village, Maraimalainagar Municipality, Chengalpattu Taluk, Kancheepuram District. Technical sanction was accorded by the Deputy Director, T&CP, Chengalpattu Region vide Letter No. 5350/2019/CR-3 dated 26.12.2019. and the Building permission was issued by the Commissioner, Maraimalainagar Municipality Vide Letter No. 20/2020/A1, dated 13.01.2020.

Applicant :

M/s. Ashiana Housing Limited,
No. 10, G J Complex, First Main Road,
C.I.T. Nagar, Chennai - 600 035.

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

- (i) The promoter shall enter into an agreement for sale and construction agreement 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 to cover the cost of construction and the land cost to be used only for that purpose 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 **30.03.2024** 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 there under;
- (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.

P.T.O.

(vii)The 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 violation/ deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

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:

Bank Name & Branch : **HDFC Bank Ltd.,**
E - 6 Masjid Moth G.K. - II Branch,
New Delhi - 110 048.

Account Number : **5020 0046 4323 10**

Dated : 08.12.2020
Place : Chennai-08.

Prj/

ADVERTISEMENT IN ANY FORM
SHOULD CONTAIN RERA
REGISTRATION NUMBER AND
WEBSITE ADDRESS OF THIS
AUTHORITY (www.rera.tn.gov.in)

S. S. Mani
Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

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08/12/20

Additional Director
(Operation),
TNRERA, Chennai-8.

