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File No: TNRERA/10643/2022

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/0246/2022 Dated 01.07.2022
Project Name: "STARWOOD TOWERS PHASE-III(CEDAR)

Project Details & Address :

Registration of High rise building consist of Block: A3: Combined B.F + S.F+ Podium with 1st floor to 21 floors with 294 dwelling units out of Block: A4: Combined B.F+S.F+ Podium with 1st floor to 21 floors with 294 dwelling units and Completion certificate issued blocks viz A1, A2, A6; Block A1 & A2 Typical: Combined B.F+S.F+ Podium with 1st floor to 13th floor+ 14th floor part with each block 110 dwelling units (totally 220 dwelling units), Block A6 (LIG Block): 1st floor to 13th floor+ 14th floor part with each block 192 dwelling units and Club House: 1st floor to 3 floors+ 4th floor part (Indoor games, Banquet Hall, Gym & Swimming Pool at 4th floor), Blocks B1 & B2 Typical: 1st floor to 14th floor with 216 dwelling units (totally 628 dwelling units) and 2 Commercial Blocks. Earlier Completion Certificate issued for 628 dwelling unit with 2 Commercial blocks and now revision and additional construction with 588 dwelling units (totally 10 blocks with 1216 dwelling units) at Medavakkam- Mambakkam Road in S.No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union, Kancheepuram District. CMDA issued Planning Permission No.C/PP/MSB/03(A to J)/2022 in Lr No.C3(S)/0045/2019 dated 28.01.2022. The President, Vengaivasal Special Grade Panchayat issued Building Permission No.87/2022 in Lr No.495/2022 dated 14.06.2022.

Applicant :
M/s. Navin Housing& Properties Pvt Ltd,
Rep. by Tmt.P.Bhavani,
802, 804, Anna Salai,
Nandhanam,
Chennai-600035.

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 (*l*) of sub-section (2) of section 4 of the Act;

(iv) The registration shall be valid till **27.01.2027** 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.

(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 : **ICICI Bank, Cenotaph Branch, Chennai.**

Account Number : **7777 0532 7146**

Dated : 01.07.2022
Place : Chennai-08.

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

Additional Director (Operation)
TNRERA, Chennai-8.

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

File No: TNRERA/10642/2022

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/0245/2022 Dated 01.07.2022
Project Name: "STARWOOD TOWERS PHASE-III(MAPLE)

Project Details & Address :
Registration of High rise building consist of Block: A4: Combined B.F + S.F+ Podium with 1st floor to 21 floors with 294 dwelling units out of Block: A3: Combined B.F+S.F+ Podium with 1st floor to 21 floors with 294 dwelling units and Completion certificate issued blocks viz A1, A2, A6; Block A1 & A2 Typical: Combined B.F+S.F+ Podium with 1st floor to 13th floor+ 14th floor part with each block 110 dwelling units (totally 220 dwelling units), Block A6 (LIG Block): 1st floor to 13th floor+ 14th floor part with each block 192 dwelling units and Club House: 1st floor to 3 floors+ 4th floor part (Indoor games, Banquet Hall, Gym & Swimming Pool at 4th floor), Blocks B1 & B2 Typical: 1st floor to 14th floor with 216 dwelling units (totally 628 dwelling units) and 2 Commercial Blocks, Earlier Completion Certificate issued for 628 dwelling unit with 2 Commercial blocks and now revision and additional construction with 588 dwelling units (totally 10 blocks with 1216 dwelling units) at Medavakkam- Mambakkam Road in S.No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union, Kancheepuram District. CMDA issued Planning Permission No.C/PP/MSB/03(A to J)/2022 in Lr No.C3(S)/0045/2019 dated 28.01.2022.The President, Vengaivasal Special Grade Panchayat issued Building Permission No.87/2022 in Lr No.495/2022 dated 14.06.2022.

Applicant :
M/s. Navin Housing& Properties Pvt Ltd,
Rep. by Tmt.P.Bhavani,
802, 804, Anna Salai,
Nandhanam,
Chennai-600035.

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 **31.07.2025** 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.

(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 : **ICICI Bank, Cenotaph Branch, Chennai.**

Account Number : **7777 0532 7147**

Dated : 01.07.2022
Place : Chennai-08.

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

Additional Director
(Operation)
TNRERA, Chennai-8.

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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

3/350/2 Mettukuppam,
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