Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

File No: TNRERA/00259/2023

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/0070/2023, dated: 08.02.2023.
Project Namely – "LIONS GATE"

Project Details & Address:
Registration of Group Development comprising of 4 Blocks, **Block-A:** Stilt Floor + 3 Floors + 4th Floor Part + 5th Floor Residential Building with 21 dwelling units and covered swimming pool at 1st Floor level, **Block-B**: Stilt Floor + 5 Floors Residential building with 40 dwelling units, **Block-C**: Stilt Floor + 4 Floors + 5th Floor Residential building with 38 dwelling units, **Block-D**: Stilt Floor + 4 Floors Residential building with 32 dwelling units totally **131 dwelling units** availing with Premium FSI at Madambakkam, Chennai in Survey Nos. 716/1D1, 1D2, 3, 4 & 5 of Madambakkam Village, Within the limits of Madambakkam Town Panchayat, Chengalpet District. CMDA issued Planning Permission No. B/NHRB/251 A to H /2021 issued in letter No. PP/NHRB/S(B1)/1070/2019 dated 25.08.2021. The Commissioner, Tambaram Corporation, Madambakkam issued Building Permission No. 01/2022, dated 28.01.2022.

Applicant:
M/s. Russel Foundations (P) Ltd
Rep by its Managing Director Thiru. K.Russelian,
No.1A, KR Circle,
Airforce Station Road,
East Tambaram,
Chennai - 600 059.
Email - md.russelfoundations@gmail.com

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 **24.08.2026** 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	:	**Axis Bank Limited,** Saidapet Branch, **Chennai – 600 015.**
Account Number	:	**922020041213291**

Dated: 08.02.2023
Place: Chennai-08.

SS

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

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

Sa.S
8/2/23

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

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
TNRERA
CHENNAI

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.