File No: TNRERA/00512/2024

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/29/Building/0054/2024, dated: 13.02.2024

Project Name - "KG - North Bay"

Project Details & Address:

Registration of High rise Group Development Residential Buildings with 2 Towers with combined stilt floor (Parking) + Combined 1st floor (Parking) + Combined 2nd floor (7 Residential units, Multipurpose Hall, Games room and swimming pool with locker/change room) over & above in Tower A: 3rd floor + 13 floors with 43 dwelling units and in Tower B: 3rd floor + 13 floors with 43 dwelling units, totally 93 dwelling units, at plot no.3, surya Narayana street (Ennore Express way), Thangal srinivasa Nagar, Tondiarpet, Chennai – 600 081, Comprised in S.No.4061/8, Block No.78 of Tondaripet Division, within the limits of Greater Chennai Corporation. The CMDA, Planning Permission No. PP/NHRB/53/2022/A to F issued in Lr No. CMDA/PP/NHRB/N/013/2022 dt.13.12.2022. The Greater Chennai Corporation issued the Building Permission No.CEBA/WDCN04/00419/2023 dt.21.11.2023.

Applicant:

M/s.K G Foundations (Pvt) Ltd
No.5, Ground Floor,
Bishop Wallers Avenue (East),
Mylapore,
Chennai -600 004.
E-mail: design@kgbuilders.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 **12.12.2030** 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	:	**ICICI Bank Limited,** **Cenotaph Road Branch,** **Chennai – 600018.**
Account Number	:	**7777 0522 3557**

Dated: 13.02.2024
Place: Chennai-08.

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority
Additional Director
(Operation)
TNRERA, Chennai-8.

13/02/24

TAMILNADU REAL ESTATE REGULATORY AUTHORITY TNRERA CHENNAI

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

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