



File No: TNRERA/PBF/0151/2025

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/0083/2025 dated 14.03.2025

Project Name: Urbanrise Maheshwari The Lakes Edge

Project Details & Address:

Registration of Revised approved High Rise Residential cum Commercial Group Development consisting 4 Blocks with Extended Lower Basement Floor for Blocks A & C (Parking & STP) and Upper Basement Floor for Blocks A, B & C (Parking, STP & Sumps); Block-A (Residential); Stilt Floor + 18 Floors with 556 dwelling units; Block-B (Club House): Ground Floor + 4 Floors (Swimming Pool, Party Hall, GYM, Tuition Centers & Co-Working space) ; Block-C (Convention Center) ; Ground Floor + 7 Floors (Hall -1 & 2 & 38 Rooms in 5th, 6th & 7th Floor); Block- D (Shop) ; Ground Floor + First Floor abutting G.N.T. Road, Madhavaram, Chennai-60, Comprised in S.No.701/1A, 1B, 2A, 2B, 702/1Pt, 1A, 1B, 1C, 1D, & 2 and 761/2, T.S.No.1/2, 1/3 & T.S No.2/1, Block No.20 of Madhavaram Village, Madhavaram Taluk, Chennai District. CMDA Planning Permission No.PP/HRB/16/2024/A to R issued in Letter No. CMDA/PP/HRB/N/548/2022 Dt:29.10.2024. The Greater Chennai Corporation issued Building Permission No. CEBA/WDCN03/00574/2024 Dt:03.12.2024.

Applicant:

1 M/s . Alliance Villas Pvt Ltd (Developer) & M/s.Tamilnadu Maheswari Foundation (Owner)

Door No. 36/1, GANDHI MANDAPAM MAIN ROAD,
CHENNAI,
Chennai District - 600085

2 TAMILNADU MAHESWARI FOUNDATION

Door No. 18, EKAMBARESHWAR AGRAHARAM SOWCARPET,
CHENNAI,
Chennai District -

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

- I.The promoter shall enter into an agreement for sale 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 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 **30-09-2028** 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 allottees/association of allottees.

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 :

120032360548
2. Bank Name & Branch:

Axis Bank, Ratan bazaar chennai, Chennai, Tamil Nadu.
- Account Number :

919020052849810

Dated:14.03.2025

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>)