



File No: TNRERA/PBF/0018/2025

**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/0018/2025 dated 10.01.2025

Project Name: DRA ASTRA

Project Details & Address:

Registration for High Rise Residential Building with Stilt Floor (Meant for parking) + 1st Floor (Meant for parking) + 2nd Floor (Gym, Indoor Games, Association Room and Residential use) + 3rd Floor to 10th Floor + 11th Floorpart + 12th Floor part with 132 Dwelling units availing premium FSI with TOD benefit Abutting Door No. 384, Madhavaram High Road, Madhavaram, Chennai - 600 060 Comprised in Old Survey Nos. 1075/1A1 Part, 1075/1A2 Part and 1075/1B, Old T.S.No.20 (As per Document), New T.S. No.20/1 (As per Patta), Block No.57 of Madhavaram Village, Madhavaram Taluk, Chennai District. CMDA issued Planning Permission in OL-PP/HRB/0039/2024 Letter No. CMDA/PP/HRB/N/0161/2024, dated 29/11/2024. The Executive Engineer (T.P), Greater Chennai Corporation has issued Building Permission in Letter No. CEBA/WDCN03/00598/2024, dated 11/12/2024.

Applicant:

1 M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD, 2. Thiru. J. DANIEL ABRAHAM

Door No. NEW DOOR NO .109,111, & 113, OLD DOOR NO.76/1,77&78, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai - 600014, 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 (l) of sub-section (2) of section 4 of the Act;

IV.The registration shall be valid till **10-11-2029** 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.

IX.Mortgage No: 7362/2024 dated 10-Dec-2024 has been made with M/s.Catalyst Trusteeship Limited

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: **ICICI Bank Limited, Nungambakkam Branch, Chennai - 600 034.**

Account Number : **777705190509**

Dated:10.01.2025

Place: Chennai

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)

**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>)