



File No: TNRERA/5269 /2019

**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 / 0174 / 2019 Dated 24.10.2019

Project Name: "BRIGADE RESIDENCES"

Project Details & Address :

Combined Double Basement Floors + Combined Stilt Floor part cum Ground Floor part + Tower A1- First Floor + 25 Floors + 26th Floor part with 149 dwelling units, Tower A2- 1st Floor to 25 Floors + 26th Floor pt with 149 dwelling units, Tower A3- 1st Floor to 12 Floors + 13th floor part Service Apartment with 60 dwelling units , Clubhouse – 1st Floor + 3 Floors at 5/142 Rajiv Gandhi Salai (OMR) Perungudi , Chennai -600 096 comprised in S.no.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District. Approved by the Principal Secretary/ Member Secretary/ CMDA / Egmore/Chennai-8 vide Letter No.C3(S)/18593/2017 dated 02.08.19. Approved by the Executive Engineer(TP)/ZoneN-14/vide CEBA/WDCN14/00209/2019 dated 22.08.19.

Applicant :

M/s. Perungudi Real estates (P) Ltd.,

No.110, Rajiv Gandhi Salai(OMR),

(Old SRP Tools Junction), Thiruvannamiyur, Chennai 600 041.

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 (f) of sub-section (2) of section 4 of the Act;
- (iv) The registration shall be valid till **22.10.2024** 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 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 Ltd.,

Commissariat Road Branch, Bangalore-560 001.

Account Number : 7777 0588 7447

Dated : 24.10.2019

Place : Chennai-8



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.tnrera.in)**



FINAL COMPLETION CERTIFICATE

From
The Member-Secretary
Chennai Metropolitan
Development Authority
“Thalamuthu-Natarajan Building”
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To
1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.1, Pumping Station Road
Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/S/0053/2025

Dated:14.05.2025

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower A2 - 1st Floor + 25 Floors + 26th Floor (Part) Residential Building (149 Dwelling Units); Tower A3 - 1st Floor + 12 Floors + 13th Floor (Part) Service Apartments (60 Dwelling Units) with Swimming Pool at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai 600 096, Comprised in S.No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, within the Limits of Greater Chennai Corporation – Applied for Final Completion Certificate – Final Completion Certificate – Issued – Reg.**

- Ref: 1. CMDA Planning Permission vide No.C/PP/MSB/37(S-01 to S-31)/2019 dt.02.08.2019 in Planning Permit No.11978 in letter No.C3(S)/18593/2017 dated 02.08.2019.
2. First Partial Completion Certificate No.EC/South-II/ 082 / 2024 for the completed construction of Tower A1 & Tower A4 issued vide letter No.CMDA/CC/HRB/S/0490/2023, dated 11.03.2024.
3. Final Completion Certificate Application for **Tower A2 & Tower A3** received from M/s.Perungudi Real Estates Private Ltd., dated 04.02.2025.
4. DF&RS Licence No.231/ 2025 (Issue) in Letter K.Dis.No.4007/C1/2025 dt.26.03.2025 from the Director, Directorate of Fire and Rescue Service, Tamil Nadu for Tower A2 & Tower A3.
5. This office D.C.Letter even No.dated 23.04.2025.
6. The applicant has remitted Additional Development Charges, Infrastructure and Amenities Charges & Shelter Charges vide CMDA Receipt No.B0026755 dated 28.04.2025.

This is to certify that M/s.Perungudi Real Estates Private Ltd., has completed the Construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower A2 - 1st Floor + 25 Floors + 26th Floor (Part) Residential Building (149 Dwelling Units); Tower A3 - 1st Floor + 12 Floors + 13th Floor (Part) Service Apartments (60 Dwelling Units) with Swimming Pool at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai 600 096, Comprised in S.No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of Completion Certificate prescribed in the Development Regulation Rules.**

Contd.,

2. Accordingly Final Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 170 / 2025 dated 14.05.2025.

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made thereunder. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who have signed the Plan, to ensure the safety after construction and also for its continued Structural Stability of the buildings.

Yours faithfully,



for MEMBER-SECRETARY

Copy to:

1. M/s.Perungudi Real Estates Private Ltd.,
5/142, Rajiv Gandhi Salai,
Perungudi,
Chennai-600 096.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.

(TNRERA Certificate for Extension of Project Registration No.TN/01/Building/0174/2019 dt.24.10.2019 with the Project name of “BRICADE RESIDENCES” in Form ‘F’ vide file No.TNRERA/A2/3572/2024 valid From 23.10.2024 to till 22.10.2025 in favour of M/s.Perungudi Real Estates Private Ltd)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit for Building, Display Board and STP)

4. The System Analyst, Computer Cell, CMDA
(to update the Webpage).

For Web-hosting

Note:

- i) The copy of CMDA's Cash Receipt No.B0010914, dated 22.04.2019 & Bank Guarantee No.289771219000010, dt.15.04.2019 in favour of CMDA for the payment of the Security Deposit has been surrendered for refund by the applicant.
- ii) If any change in the name of the Security Deposit payee, an Indemnity Bond in the prescribed format, along with NOC from the applicant, is to be furnished.
- iii) The swimming pool shall be operated only after the grant of permission from the Executive Authority.