



File No: TNRERA/PBF/0381/2025

**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/35/Building/0169/2025 dated 02.05.2025**

**Project Name: VOORA ONE SEA**

**Project Details & Address:**

Registration of Group Development of High Rise Building for affordable Residential apartments Block-1, 2 & 3 (Combined Basement Floor), Block-1 (Tower -1 EWS) Stilt Floor to 12th Floor with 204 dwelling units, Block-02 (Tower-2,3,4) Combined Stilt Floor, Block-02 (Tower-2) 1st Floor (podium) to 41st Floor, with 365 dwelling units, Block-02 (Tower-3) 1st Floor (podium) to 41st Floor, with 367 dwelling units with total 936 dwelling units, Block (Club House) - Ground Floor to 5th Floor, and Block-04 - Ground Floor (Swimming Pool - Change room & Shower) comprised in S.F. Nos. 18/1, 18/2, 18/3, 18/8A, 18/8B, 18/10, 19/1, 19/2, 19/3, 19/4, 19/6B, 23/1A, 24/1, 25/1A, 25/1B, 25/1C, 25/1D, 25/2, 25/3, 25/4, 25/5, 25/6, 25/7, 25/8, 25/9A, 25/9B, 25/9C, 25/10, 29/12C1, 29/12C2, 29/12C3B, 30/5C1A, 30/6B, 30/7A, 30/8, 30/9, 30/10, 30/12C1A, 30/12C1B, 30/12C2, 30/12C3, 30/13A1, 30/13B, 31/1C1A1, 31/11, 31/13 at Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District. The Assistant Director, T&CP, Chengalpattu District issued planning permission vide No. SWP/BP/MLPA (CD-5) No.02/2025 in online reference No.SWP/BPA/270950/2024 Dt:03.01.2025. The President, Kanathur Reddykuppam Panchayat, Thiruporur Panchayat Union, Thiruporur Taluk, Chengalpattu District issued Building permit in letter Roc.No.42/2024-2025 dt:18.02.2025.

**Applicant:**

**1 M/S.VOORA PROPERTY DEVELOPERS PVT LTD.,**  
Door No. NO.139, Flat No. NIL, DR.RADHA KRISHNAN SALAI, MYLAPORE,  
Mylapore,  
Chennai District - 600004

**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 **31-12-2031** 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.The Promoter is directed to comply with the conditions laid by WRD including access to the Kulam and Anadeenam in Letter No: DB/T5(3)/F-NOC-9472 Kanathur Reddykuppam Village 7617/2024 dt:15.11.2024 and as shown in the approved plan.

**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: **State Bank of India, SME CHENNAI BRANCH 13241, Chennai, Tamil Nadu.**  
Account Number : **43293896668**

**Dated:**02.05.2025  
**Place:** Chennai

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