



File No: TNRERA/PBF/0283/2026

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

TNRERA/29/BLG/0184/2026 dated 21.05.2026

Project Name: CASAGRAND VIENNA

Project Details & Address:

Registration for Proposed construction of High-Rise Group Development Residential building consist of 4 Blocks with Extended cum Combined double basement floors (meant for parking & Pump room); Block-1 : Ground floor (part)/Stilt floor(part) + 1st floor to 10th floor + 11th floor with 77 dwelling units with Swimming pool at terrace floor level; Block-2:Ground floor + 1st floor to 5th floor with 9 dwelling units, Block-3: Ground floor + 1st floor & 2nd Floor with 6 dwelling units, Block-4: Ground floor + 1st floor to 5th floor with 6 dwelling units, totally 98 dwelling units abuttingat Lattice bridge High Road Comprised in New T.S.No:2/183, 2/184,2/185 & 2/186 (old T.S.No:2/5, 2/9, 2/159 &2/160) (Old.s.nos:64part, 66/1part, 67/1part, 71/1part, 72part & 73part) in Block No. 22 of Urur village, Velachery taluk, Chennai District.The Assistant Planner, CMDA Chennai district issued Planning Permission No.OL-PP/NHRB/0018/2026 in letter no. CMDA/PP/HRB/S/0163/2026 dated 12/05/2025.Greater Chennai Corporation, issued building Permission letter no. CEBA/WDCN13/00194/2026 dated 15/05/2026.

Applicant:

1 GAZY MAG PRIVATE LIMITED

New No.111, Old No. 59 , NPL Devi, L B Road, Thiruvanniyur, Chennai - 600041,
CHENNAI,
Chennai District - 600041

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 12-12-2029 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.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.
- X.The Promoter has availed a loan of Rs.70,00,00,000/- from VISTRA ITCL (INDIA) LIMITED by Mortgaging that Property. Mortgage deed no.3588/2024 date 12/11/2024 has been executed by Land Owner GAZY MAG PRIVATE LIMITED.The Concerned Limited has issued NOC to registered the project with TNRERA and for Sale/Lease of the flats subject to certain conditions.

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, ADYAR, Chennai, Tamil Nadu.**
- (i) RERA Designated Collection Account (100%) – Account No :**777705242607**
- (ii) RERA Designated Separate Account (70%) – Account No :**777705242707**
- (iii) RERA Designated Transaction Account (30%) – Account No :**777705242807**

Dated:21.05.2026

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>)

