



File No. TNRERA/01022/2023

**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 / Layout / 546 / 2023, dated 14.02.2023.**

**Project Name : "Magica Phase-2"**

**Location of Site : Latitude : 12° - 86'66.6"N, Longitude: 80° - 06'98.4"E**

**Project Details & Address:**

Layout of house sites comprised in S.No. 28/1,2B,3,4,5B,122/3,123,125A/1 & 126A/1 of Urupakkam Village & Panchayath, Kattankulathur Panchayath Union, Vandalur Taluk, Chengalpattu District. Total No of Plots – 50 Nos (including 20 EWS Plots).

Technical Sanction has been accorded by the Joint Director / Deputy Director / Assistant Director / District Town and Country Planning / Chengalpattu District vide layout No. LP/DTCP No.02/2023 (This revises the layout LP/DTCP No.76/2022) vide letter ROC No.HMNWD8TM/2022 / TCP, Dt.12.01.2023..

Layout Permission has been issued by the President Urupakkam Panchayat, Kattankulathur Panchayat Union approved the Layout in Letter No. டி. க. எண்: 03/2022-23, நாள்: 18.01.2023.

**Applicant:**

M/s.Kasturi Estates Private Limited,  
859 & 860, Anna Salai,  
Chennai- 600 002.  
E'mail ID: prasannajasan7401@gmail.com

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 comply with the provisions of the Act and the rules and regulations made there under;
- iii. 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.
- iv. 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 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.

Dated : 14.02.2023.

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.rera.tn.gov.in)

