Telangana State Real Estate Regulatory Authority

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : **P02100007422**

Project: ***THE TROPIC-I****, Survey No.:* ***210 Part 211 Part 212 Part 213 Part,****Plot No. Of Site:* ***, at M.C.Pally, Vikarabad, Vikarabad, 501101****;*

1. **Pragna Eco Spaces And Pragna Pavilion** having its registered office / principal place of business at *Village: Miyapur, Mandal:* ***Serilingampally****, District:* ***Ranga Reddy****, Pin:* ***500049***.

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 prescribed by the appropriate Government;

(ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;

(iii) The promoter shall deposit 70%. of the amounts realised 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 (I) of sub-section (2) of section 4;

(iv) The registration shall be valid for a period of 2 years commencing from **19/12/2023** and ending with **31/03/2026** unless extended by the Authority in accordance with the Act and the rules made there under;

(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 as applicable to the project.

(vii) After receipt of Registration certificate from this Authority, the Promoter shall mandatorily submit Quarterly updates for every Quarter i.e by till the completion date mentioned in the Form B declaration, failing which penalty would be imposed as per provision of Act, 2016 & Rules 2017.

(viii) U/s 37 of the RE (R&D) Act, 2016, the promoter shall ensure “Advertisement of Real Estate Projects in the prospectus, print media, hoardings or any other visual media shall mention “the Competent Authorities PROJECT PERMISSION NUMBER” and “RERA REGISTRATION NUMBER” in the TOP RIGHT CORNER of the Advertisement”.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By BALA KRISHNA SHIVA
(REAL ESTATE REGULATORY AUTHORITY)
Date : 20-Dec-2023 11:38:09 IST

Dated: **19/12/2023**
Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority