File No: TNRERA/PBF/0122/2026

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/0110/2026 dated 28.03.2026

Project Name: 176@DEFENCE COLONY

Project Details & Address:

Registration of Stilt floor + 5 floors (Height- 18.30m) residential building with 9 dwelling units Availing Premium FSI at Plot No176, Defence colony, 13th cross street, Ekkatuthangal, Chennai-60032 comprised in Old S.No.163/1 ,New S.No.163/1D of Nandambakkam Village, within the limits of Greater Chennai Corporation, Chennai District. CMDA accorded Planning Permission in OL-PP/NHRB/0494/2025 (Planning Permit No. OL-02439) in Letter No. CMDA/PP/NHRB/S/0538/2025, dated 17/12/2025. Greater Chennai Corporation issued Building Permission in Letter No. CEBA/WDCN12/00054/2026, dated 17/02/2026.

Applicant:
1 1. M/s. PUSHKAR PROPERTIES PRIVATE LIMITED and 2. Tmt. V. VIJAYARANI
Door No. F 205, Ethiraj House, New No.26, F Block 1st Street, Anna Nagar East,
Chennai,
Chennai District - 600102

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 30-03-2028 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 allotees/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.

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.**

(i) RERA Designated Collection Account (100%) – Account No :**44889853143**

(ii) RERA Designated Separate Account (70%) – Account No :**44812102312**

(iii) RERA Designated Transaction Account (30%) – Account No :**44889855061**

Digitally Signed by
Additional Director (R), TNRERA

Dated:28.03.2026
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)