File No: TNRERA/PBF/0864/2025

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

TNRERA/35/BLG/0419/2025 dated 17.12.2025

Project Name: AANIRUDH SHREE PALACE

Project Details & Address:

Registration for Stilt floor + 5 floors (18.30m height) Residential Building with 20 dwelling units Availing Premium FSI at Plot No.31 & 32, New Door No.3, Old Door No.1 & 2, Nanganallur 3rd Main Road and Nanganallur 18th Street, NCBS Colony, Nanganallur, Chennai 600061 comprised in S.No.21/3 (Document) and T.S.No.70 & 71, Block No.22, Ward-B (Patta) of Nanganallur Village, Alandur Taluk District. CMDA issued planning permission in Letter No. OL-99/NHRB/0408/2025 vide letter No. CMDA/PP/NHRB/S/0685/2025 dated 16/10/2025. Greater Chennai Corporation issued building permission in Letter No. CEBA/WDCN12/00453/2025.

Applicant:
1 AANIRUDH FLAT PROMOTERS PVT LTD
208 HIG FLAT ANNA MAIN ROAD KK NAGAR CHENNAI,
KK NAGAR Village,
CHENNAI,
KK NAGAR Taluk,
Chennai District - 600078
2
No: BG2, Guru Vignesh Apartments, 10/3, 24th street,
Nanganallur Village,
Chennai,
Chennai District - 600061
3 S Senthil Kumar
BG-2, Guru Vignesh Apartment,10/3,24th Street,
Nanganallur Village,
Chennai,
Chennai District - 600061
4 Leela Pankajam
New No.31,Gandhi Salai,
Palavanthangal Village,
Chennai,
Chennai District - 600114
5 S Muthusamy
Flat No.202,KamalaShiva Sai Apartment,Jyothi Nagar,
Karim Nagar,
Karimnagar District - 505001
6 Sama Hemalatha
No.1,3rd Main Road,
Nanganallur Village,
Chennai,
Chennai District - 600061
7 S Thiruvazh Marban
Flat No.E -5,Rks Kings Palace, 18th Street, Nanganallur,
Chennai,
Chennai District - 600061
8 Srinath Sridhar
Flat No.E -5,Rks Kings Palace, 18th Street,Nanganallur,
Chennai,
Chennai District - 600061
9 Jayanthi Sridhar
C33,240 LIG Flats, 7th Avenue near GRT Mahalakshmi School, Ashok Nagar,
Chennai,
Chennai District - 600083
10 K Hemalatha
No.13,13thStreet,Nanganallur,
Chennai,
Chennai District - 600061
11 V Lakshmi Narayanan
90 royal Hermitage, 5th Cross, Bannerghatta Road,Gottigere,
Bengaluru South,
Bangalore Rural District - 560083
12 Meenakumari
No.G-2, Adithiya's Subha Shri Flats,3rd Main Road, Nanganallur,
Chennai,
Chennai District - 600061
13 Sugandhi
Flat No G3,3rd Main Road,Adithiya's Subha Shri Flats, Nanganallur,
Chennai,
Chennai District - 600061
14 S Sridharan
Flat No G3,3rd Main Road,Adithiya's Subha Shri Flats, Nanganallur,
Chennai,
Chennai District - 600061
15 Vaidhegi Sridharan
No.27,1st Street Karpagam Avenue, Raja Annamalaipuram,
Chennai,
Chennai District - 600028
16 T Narayanan
42/191,Vellala Street, Purasawalkam, Flowers Road,
Chennai,
Chennai District - 600084
17 T Nirmala Devi
42/191,Vellala Street, Purasawalkam, Flowers Road,
Chennai,
Chennai District - 600084
18 K Bhuvaneswari
Plot No.31,Flat No.2,Adithya's Subha Shri,3rd Main Road,Nanganallur,
Chennai,
Chennai District - 600061
19 R K Sowrirajan
Plot No.14,Maitri,Super Garden Extn,P.N.Pudur,
Coimbatore,
Coimbatore District - 641041
20 V Rajaraman
No.P-1,B3B,XS Real La Celeste Apartments, Netaji Street, Raja Rajeswari Nagar, Near Arakya Santhai Super Market,Madhanandhapuram,Mugalivakkam,
Chennai,
Chennai District - 600125
21 E Kalyanakumar Elangovan Aravindan

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai

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 01-05-2027 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: **City Union Bank, KK NAGAR, Chennai, Tamil Nadu.**
   Account Number : **510909010376070**

Digitally Signed by
Additional Director-I, TNRERA

Dated:17.12.2025
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)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai