File No: TNRERA/PBF/0836/2025

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/29/BLG/0367/2025 dated 31.10.2025

Project Name: PAWAN'S FORTUNE VILLAS

Project Details & Address:

Registration for Plot Nos. 1 - 30 of Ground Floor + 1st Floor with One dwelling unit each and by totally 30 dwelling units at Vetri Nagar , Korattur , Chennai. Comprised in Old S.Nos. 598/1B1A part , 598/1B1A2 , 598/1B1A3 , 598/1B1A4 , 598/2B part , 598/1A1B , T.S.No. 3/16 , Block No. 21 , Ward - E of Korattur Village , Ambattur Taluk , Chennai District. The Greater Chennai Corporation issued planning permission in Letter No.1.PPA/WDCN07/09891/2024 dated 16.12.2024, 2.PPA/WDCN07/09605/2024 dated 16.12.2024, 3.PPA/WDCN07/09608/2024 dated 16.12.2024, 4.PPA/WDCN07/04639/2024 dated 27.06.2024, 5.PPA/WDCN07/04635/2024 dated 27.06.2024, 6.PPA/WDCN07/10441/2023 dated 05.01.2024, 7.PPA/WDCN07/10437/2023 dated 05.01.2024, 8.PPA/WDCN07/10440/2023 dated 05.01.2024, 9.PPA/WDCN07/10456/2023 dated 05.01.2024, 10.PPA/WDCN07/10444/2023 dated 05.01.2024, 11.PPA/WDCN07/10465/2023 dated 11.01.2024, 12.PPA/WDCN07/10457/2023 dated 11.01.2024, 13.PPA/WDCN07/09527/2023 dated 02.12.2023, 14.PPA/WDCN07/09521/2023 dated 19.12.2023, 15.PPA/WDCN07/09559/2023 dated 19.12.2023, 16.PPA/WDCN07/09531/2023 dated 21.12.2023 17.PPA/WDCN07/09561/2023 dated 21.12.2023, 18.PPA/WDCN07/09604/2024 dated 16.12.2024, 19.PPA/WDCN07/09600/2024 dated 16.12.2024, 20.PPA/WDCN07/04630/2024 dated 27.06.2024, 21.PPA/WDCN07/04625/2024 dated 27.06.2024, 22.PPA/WDCN07/04620/2024 dated 27.06.2024, 23.PPA/WDCN07/10463/2023 dated 11.01.2024, 24.PPA/WDCN07/10464/2023 dated 11.01.2024, 25.PPA/WDCN07/10458/2023 dated 11.01.2024, 26.PPA/WDCN07/09535/2023 dated 02.12.2023, 27.PPA/WDCN07/09530/2023 dated 19.12.2023, 28.PPA/WDCN07/09562/2023 dated 20.12.2023, 29.PPA/WDCN07/09563/2023 dated 21.12.2023, 30. PPA/WDCN07/09564/2023 dated 21.12.2023. The Greater Chennai Corporation issued Building permission in Letter No.1.BA/WDCN07/08477/2024 dated 16.12.2024, 2.BA/WDCN07/08462/2024 dated 16.12.2024, 3.BA/WDCN07/08466/2024 dated 16.12.2024, 4.BA/WDCN07/04414/2024 dated 27.06.2024, 5.BA/WDCN07/04413/2024 dated 27.06.2024, 6.BA/WDCN07/08377/2023 dated 05.01.2024, 7.BA/WDCN07/08376/2023 dated 05.01.2024, 8.BA/WDCN07/08378/2023 dated 05.01.2024, 9.BA/WDCN07/08380/2023 dated 05.01.2024, 10.BA/WDCN07/08379/2023 dated 05.01.2024, 11.BA/WDCN07/00045/2024 dated 11.01.2024, 12.BA/WDCN07/00051/2024 dated 11.01.2024, 13.BA/WDCN07/07932/2023 dated 02.12.2023, 14.BA/WDCN07/07899/2023 dated 19.12.2023, 15.BA/WDCN07/07901/2023 dated 19.12.2023, 16.BA/WDCN07/08233/2023 dated 21.12.2023, 17.BA/WDCN07/08231/2023 dated 21.12.2023, 18.BA/WDCN07/08467/2024 dated 16.12.2024, 19.BA/WDCN07/08463/2024 dated 16.12.2024, 20.BA/WDCN07/04412/2024 dated 27.06.2024, 21.BA/WDCN07/04411/2024 dated 27.06.2024, 22.BA/WDCN07/04409/2024 dated 27.06.2024, 23.BA/WDCN07/00048/2024 dated 11.01.2024, 24.BA/WDCN07/00047/2024 dated 11.01.2024, 25.BA/WDCN07/00050/2024 dated 11.01.2024, 26.BA/WDCN07/07900/2023 dated 02.12.2023, 27.BA/WDCN07/07898/2023 dated 19.12.2023, 28.BA/WDCN07/07902/2023 dated 20.12.2023, 29.BA/WDCN07/08232/2023 dated 21.12.2023, 30.BA/WDCN07/08230/2023 dated 21.12.2023.

Applicant:
1 M/s.PAWAN CASTLES PRIVATE LIMITED
4TH LINK ROAD, 5TH MAIN ROAD, MKB NAGAR,
CHENNAI - 600039,

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 31-03-2026 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: **Central Bank of India, Sembiam Branch, Chennai, Tamil Nadu.**
   Account Number : **5680867493**

Dated:31.10.2025
Place: Chennai

Digitally Signed by
Additional Director-I, TNRERA
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