File No: TNRERA/PLF/9206/2025

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/26/LO/4238/2025 dated 27.11.2025

Project Name: SAMEERA NELLAI

Project Details & Address:

Registration for layout of house sites with 268 Plots 3 Owner Use + 2 Commercial Site comprised in T.S.No. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4, (Old S.F.Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 and 619/2), Ward - A, Block No - 19, Chatramputhukulam Village, Thatchanallur Ward, Tirunelveli Corporation, Tirunelveli Local Planning Area, Tirunelveli District. The Joint Director, T&CP, Tirunelveli District approved the layout No.92/2024 in LR ROC No: 5DB8PWET/2024/TCP dated 18/12/2024. The Assistant Commissioner, Tiruveneli City Municipal Corporation approved the Lr dated 13.11.2025.

Applicant:

1) I) Ms Sameera Estates Pvt Ltd, ii) Ms Sameera Infra Pvt Ltd, iii) Ms Sameera Shelters India Pvt Ltd, iv) Ms Nidesh Land Realtors LLP Represented by Its Authority Signatory Mr S K Kumar

Door No. -,
Flat No: -,
Plot No: -,
Sameera 117 Township, Poonamallee-Avadi Main Road, Veeraraghavapuram,Chennai 600 077.,
Veeraraghavapuram Village,
Chennai,
Poonamallee Taluk,
Tiruvallur - 600077 District -

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 deposit seventy percent of the amounts realised 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;

III.The registration shall be valid till 31-12-2027 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

IV.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

V.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.

VI.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.

VII.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VIII.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.

Project Bank Details:

1. Bank Name & Branch: **HDFC Bank, Paruthipattu, Tiruvallur, Tamil Nadu.**
   Account Number : **57500001669370**

Digitally Signed by
Additional Director-I, TNRERA

Dated:27.11.2025
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