File No: TNRERA/PLF/3576/2025

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

TN/2/Layout/1786/2025 dated 21.05.2025

Project Name: AVNI

Project Details & Address:

Registration for layout of house sites with 236 Plots + 3 Shop Site comprised in Survey No. 1/2B, 5/2, 9/1A, 9/1B, 9/2A, 9/2B & 10/1A of Korattur Village Panchayat, Poonamallee Panchayat Union, Poonamallee Taluk, Tiruvallur District. Chennai Metropolitan Development Authority (CMDA) approved the Layout No. OL-PPD/LO/0001/2025 in Letter No. CMDA/PP/LAYOUT-1/0287/2024 dated 21/01/2025. The Special Office, Korattur Village Panchayat, Poonamallee Panchayat Union, Poonamallee Taluk, Tiruvallur District approved the Layout in Letter Roc.No.1/2025 dated 08/04/2025.

Applicant:
1) M/s. KEYSTONE SPACES
Door No. 64/2,
Flat No: 2A,
Sivanantham apartments, Pulla Avenue,
Shenoy Nagar,
Chennai District - 600030

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 31-10-2025 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.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, SHENOY NAGAR, Chennai, Tamil Nadu.**
   Account Number : **50200109163803**

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)

Dated:21.05.2025
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)