



File No: TNRERA/PBI/0238/2026

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/0154/2026 dated 25.04.2026

Project Details & Address:

Registration for Stilt floor (Mechanized Pit Puzzle Parking) + 3 Floors Commercial (Office) Building (14.00m Height) availing Premium FSI with TOD Benefits at Plot No. 4951, Old Door No. AC-64/1, New Door No. 254/1, AC Block 4th Avenue and 5th Avenue, Anna Nagar, Chennai – 600040, Comprised in Old S.No. 69 part, 73 part & 74 part, T.S.No. 158, Block No. 1B of Naduvakkarai Village, Chennai District. CMDA issued planning permission in OL-PP/NHRB/0219/2024 vide letter No. CMDA/PP/NHRB/N/0136/2024 dated 28/05/2024. GCC issued building permission in Letter No. CEBA/WDCN08/00274/2024 dated 25/06/2024.

Applicant:

1 Asif Ali

Door No. 245, 8th Cross Street, Arulananda Nagar,
Thanjavur,
Thanjavur District - 613007

2 Fathima Begum

Door No. 245, 8th Cross Street, Arulananda Nagar,
Thanjavur,
Thanjavur District - 613007

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 comply with the provisions of the Act and the rules and regulations made thereunder
- IV. 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.
- V. 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.
- VI. All the common amenities and facilities shall be conveyed and allotted to the allottees/association of allottees.
- VII. 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.
- VIII. The promoter has availed a loan of Rs.12,00,00,000/- from Indian Overseas Bank by Mortgaging that property. Mortgage deed No. 490/2026 02.02.2026 has been executed by i) Asif Ali ii) Fathima Begum in favour of Indian Overseas Bank . The concerned bank has issued NOC to registered the project with TNRERA and for sale/lease of the flats subject to certain conditions.

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.

Dated:25.04.2026
Place: Chennai

Digitally Signed by
Additional Director (R), 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>)