File No: TNRERA/PBF/0625/2025

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/0270/2025 dated 08.08.2025

Project Name: KAMADHENU

Project Details & Address:

Registration for Extended Double Basement Floor (Parking) + Stilt floor (Double height lobby, Open DG, Caretaker Room, Meter Room) + 1st floor to 12 floors - Residential Building with 79 dwelling units & Multipurpose hall, Library, Gym, Indoor games, Kids Room at 12th floor level and Swimming pool at terrace floor level availing with Premium FSI at Old Door No.178, New Door No. 8, Luz Church Road, Mylapore, Chennai – 6000 004 comprised in R.S. No.1693/1, Block No.35 of Mylapore Village, Mylapore Taluk, Chennai District. CMDA issued planning permission in Letter No. OL-PP/HRB/0009/2025 vide letter No. CMDA/PP/HRB/S/0002/2024 dated 04-03-2025. GCC issued building permission in Letter No. CEBA/WDCN09/00132/2025 dated 26/03/2025.

Applicant:
1 APPASWAMY REAL ESTATES LIMITED,CT.SHENTHILNATHAN & S. MAHENDRAN
Door No. 3,, MANGESH STREET,
T. NAGAR Village,
CHENNAI,
Chennai District - 600017

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 30-06-2028 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: **RBL BANK LIMITED, T. NAGAR, Chennai, Tamil Nadu.**
Account Number : **407401701963**

Dated:08.08.2025
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)