File No: TNRERA/PBF/0560/2025

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/35/BLG/0296/2025 dated 08.09.2025

Project Name: "BOLLINENI ZION"

Project Details & Address:

Registration for High Rise Buildings Group Development Comprising of Block Nos. F, G, H, J, K, L, M, N Over & above the combined Basement Floor + combined Stilt Floor in Block F: 1st Floor + 19 Floors + 20th Floors part to 28th Floors part - Residential building with 139 dwelling units, Block G: 1st Floor + 19 Floors + 20 Floor part to 28th Floors part - Residential building with 139 dwelling units, Block H: 1st Floor + 28 Floors - Residential building with 221 dwelling units, Block J: 1st Floor +28 Floors - Residential building with 221 dwelling units, Block K : 1st Floor + 28 Floors - Residential building with 165 dwelling units, Block L : 1st Floor +27 Floors + 28 Floor part - Residential building with 213 dwelling units, Blocck M: 1st Floor + 27 Floors + 28 Floor part - Residential building with 213 dwelling units. A separate Block N: with Basement Floor (for parking use) + Stilt floor (for parking use) + 1st Floor + 16 Floors building with 64 dwelling units. Totally 1375 dwelling units at comprised in S.No. 93, 94, 95, 96, 97, 100, 101, 102, 103/1A2, 116/1B, 117/2A1, 2A2, 2B, 118/2B12, 2B13, 131/4 & 131/23 of Arasankalani village and S.No. 443/2, 444/1 and 2 of Perumbakkam Village, presently Tambaram Taluk (earlier Sholinganallur taluk), presently Chengalpattu District. CMDA issued Planning Permission No.OL-PP/HRB/0012/2025 in Letter No. CMDA/PP/HRB/S/0197/2024, dated 08/04/2025. The President, Ottiyambakkam Village Panchayat issued Building permission No.06/2025-2026 dated 05/06/2025. The President, Perumbakkam Village Panchayat issued Building permission No.07/2025-2026 dated 12/06/2025.

Applicant:
1 KRISHNAIAH PROJECTS PRIVATE LIMITED
Nethaji Nagar, Sithalapakkam, Nookampalayam Link Road, Perumbakkam,
Chennai District - 600131

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 07-02-2029 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: **Kotak Mahindra Bank, Anna Salai, Chennai, Tamil Nadu.**
Account Number : **9047209148**

Dated:08.09.2025
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)