File No: TNRERA/PLI/3955/2025

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/35/Layout/2049/2025 dated 04.06.2025

Project Name: J S GARDEN

Project Details & Address:

Registration for layout of house sites with 63 Plots (Total layout extent 7,950 Sq.m). Comprised in S.Nos. 25/4 , 25/5A , 25/6 , 25/7, 25/8 , 25/9 , 25/10 , 26/6A , 42/1 , 43/1 of Nerkunam Village , Cheyyur Taluk , Chengalpattu District. The Assistant Director , T&CP , Chengalpattu District has approved the Layout No. 224/2024 vide letter ROC No. ED4KOL3L/2024/TCP dated 07.10.2024. The President , Nerkunam Village Panchayat has approved the layout vide Resolution No. 6 dated 21.01.2025 in letter ROC No. 1/2025/Nerkunam/Layout dated 18.03.2025.

Applicant:

1) G.G.Satheesh
79/11 , 3rd Street , Selaiyur , Tambaram,
Chennai - 600 073,

2) C.V.Varghese
55A , Lambert Nagar , 1st Main Road , Virugambakkam,
Chennai - 600 092,

3) P.Abey George
T1 Golden Enclave , 7/8 SSR Pankajam Road ,,
Saligram , Chennai - 600 093,

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 comply with the provisions of the Act and the rules and regulations made thereunder

III.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.

IV.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.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:04.06.2025
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)