File No: TNRERA/PBF/0324/2026

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/35/BLG/0244/2026 dated 22.07.2026

Project Name: Archana Flats

Project Details & Address:

Registration for Residential Building Stilt Floor + 1st floor (Electrical room and common area), 2nd Floor (Store room and common area), 3rd floor (Meeting room and common area), 4th floor (Amenity Room and common area), 5th floor (common area and head room) with 24 dwelling units at plot no. 1 & 2, Already approved layout no. 50/2004 comprised in S.No. 60/2A1B at Ninnaikarai Village, Chengalpet Taluk, Chengalpattu District. The Assistant Director, DTCP, Chengalpattu District issued planning permission no. 126/2025 in Online Application No.SWP/ BPA/675783/2025 dated 10/12/2025. The Commissioner, Maraimalai Nagar Municipality issued Building license no. 020/BL/2026/00023 in Permission No.020/BPA/2025/00194 dated 16/03/2026.

Applicant Details:

1. M/s.Aura Promoters managing partners Nishanth
Door No. 3, HIG MGR SALAI, NH-1 MARAIMALAI NAGAR,
Chengalpattu District -603203

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 31-12-2030 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.

X. Deposit Deed no. 7191/2026 dated 22-Apr-2026 between Nishanth and M/s. IIFL HOME FINANCE LIMITED deposit amount of Rs. 3,72,60,000/-

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: **State Bank of India, Selaiyur Branch, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No : **45030356649**

(ii) RERA Designated Separate Account (70%) – Account No : **45016851280**

(iii) RERA Designated Transaction Account (30%) – Account No : **45030307602**

Digitally Signed by
Additional Director (R), TNRERA

Dated: 22.07.2026
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)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai