File No: TNRERA/PLF/1067/2026

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/1/LO/0925/2026 dated 10.03.2026

Project Name: KAIZEN BY DAC

Project Details & Address:

Registration for layout of house sites with 286 Plots + 3 Commercial Site comprised in S.F.Nos. 101/1B3B1, 6, 7, 8A, 9A, 10A2B; 103/8A, 9; 104/10A, 11, 12A; 114/2A, 2B, 3A, 3B, 4, 5, 7, 8A1; 137/3A, 3B; 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C of Santhavellore 'A' village & Panchayat, Sriperumbudur Taluk, Kancheepuram District. The Deputy Director, T&CP, Kancheepuram District approved the layout No. 133/2025 in Lr ROC No.07SL3QGR /2025/TCP dated 31/12/2025. The President, Santhavellore Village Panchayat approved the layout in Lr ROC No. 04/2025-2026 dated 06.02.2026.

Applicant:

1) M/s.DAC DEVELOPERS SPV 1 PRIVATE LIMITED
No.27, Old No.19, Flat No.A-1, K-Block, 1st Main Road,
Anna Nagar East,
Chennai - 600102 District -

2) M/s.DAC DEVELOPERS DELIGHT LLP
No.27, Old No.19, Flat No.A-1, K-Block, 1st Main Road,
Anna Nagar East,
Chennai - 600102 District -

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 deposit seventy percent of the amounts realised 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;

III.The registration shall be valid till 30-01-2028 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

IV.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

V.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.

VI.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.

VII.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VIII.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.

IX.Mortage deed No. 6322/2025 dated 12.12.2025 between M/s.DAC Developers SPV 1 Pvt Ltd and IDBI Trusteeship services Ltd.

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: **HDFC Bank, CHROMPET, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No :**99997705766743**

(ii) RERA Designated Separate Account (70%) – Account No :**99997705766744**

(iii) RERA Designated Transaction Account (30%) – Account No :**99997705766745**

Digitally Signed by
Additional Director (S), TNRERA

Dated:10.03.2026
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)