File No: TNRERA/APPL/PBF/0594/2026

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/2/BLG/0386/2026 dated 30.10.2026

Project Name: S and P Villa Enchante

Project Details & Address:

Registration for Plot Nos.5 & 6, 19, 28, 29, 30, 31, 45, 55, 60, 65, 69, 70, 71, 79, 81 & 97 at Ground Floor + 2 Floors Residential building with 16 dwelling units at comprised in Survey No.360/1A ,360/2A , 370/1, 371/1 & 378/1 of Aynambakkam village, Thiruverkadu Municipality, Poonamalee Taluk, Tiruvallur District. The Commissioner, Thiruverkadu Municipality issued Planning Permission in Letter No.015/008/2026/00030 dated 07/10/2026, 015/008/2026/00026 dated 05/10/2026, 015/008/2026/00016 dated 22/09/2026, 48/2026 dated 24/06/2026, 49/2026 dated 24/06/2026, 015/008/2026/00017 dated 28/09/2026, 015/008/2026/00024 dated 05/10/2026, 015/008/2026/00009 dated 22/09/2026, 015/008/2026/00020 dated 05/10/2026, 015/008/2026/00022 dated 05/10/2026, 015/008/2026/00013 dated 22/09/2026, 015/008/2026/00014 dated 22/09/2026, 015/008/2026/00023 dated 05/10/2026, 015/008/2026/00007 dated 22/09/2026, 015/008/2026/00021 dated 05/10/2026, 015/008/2026/00025 dated 05/10/2026. The Commissioner, Thiruverkadu Municipality issued Building permission in Letter No.015/BL/2026/00117 dated 07/10/2026, 015/BL/2026/00113 dated 05/10/2026, 015/BL/2026/00103 dated 22/09/2026, 015/BL/2026/00046 dated 24/06/2026, 015/BL/2026/00047 dated 24/06/2026, 015/BL/2026/00104 dated 28/09/2026, 015/BL/2026/00111 dated 05/10/2026, 015/BL/2026/00096 dated 22/09/2026, 015/BL/2026/00107 dated 05/10/2026, 015/BL/2026/00109 dated 05/10/2026, 015/BL/2026/00100 dated 22/09/2026, 015/BL/2026/00101 dated 22/09/2026, 015/BL/2026/00110 dated 05/10/2026, 015/BL/2026/00094 dated 22/09/2026, 015/BL/2026/00108 dated 05/10/2026, 015/BL/2026/00112 dated 05/10/2026.

Applicant Details:

1. S AND P FOUNDATION PVT LTD
Door No. 36, 2ND FLOOR SUDHAMA COMMERCIAL BUILDING ,,
T NAGAR Village,
CHENNAI Taluk,
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 31-12-2031 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, T Nagar Branch, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No : **7200264546**

(ii) RERA Designated Separate Account (70%) – Account No : **7200264547**

(iii) RERA Designated Transaction Account (30%) – Account No : **7200264548**

Digitally Signed by
Additional Director (R), TNRERA

Dated: 30.10.2026
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