**File No: TNRERA/PBF/0652/2025**

**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/0290/2025 dated 26.08.2025**

**Project Name: ASHIANA VATSALYA PHASE II**

**Project Details & Address:**

Registration for Tower -2 (Wing D,E) Ground Floor + 14 Floors residential building with 172 dwelling units, approved Mahindra World City Layout No: L.P/DTCP.No.01/2017 and revised as L.P/DTCP No: 10/2023, Plot No: P23/2pt comprised in S.No. 34/3pt, 35/3pt, 36/1pt, 36/2, 37, 38pt, 39/1, 39/2, 39/3, 40, 41pt, 51/1pt, 51/2pt, 52/3pt, 53/2pt, 164/1pt, 164/2pt, 203/1, 2, 3, 204/1, 2, 3, 4, 5, 205, 206/1, 2, 3, 207/1, 2, 221, 223/1, 2 already approved - Now additional site area 9125.66 sq.m in Plot No: P23/2pt, Paranur Village, Survey numbers.196pt, 197pt and 202/1pt has been added to the already approved site of Paranur Village, Chengalpattu District. The Assistant Director, T&CP, Chengalpattu District issued Planning Permission No: SWP/Additional Residential Building/A.D./DTCP(CD3) No: 62/2025 in Lr ROC No: SWP/BPA/0464127/2025 dated 23.06.2025. The President, Paranur Panchayat issued building permission in Lr No: 12/ 2025-2026 dated 29.07.2025.

**Applicant:**
**1 M/s.ASHIANA HOUSING LIMITED**
Ashiana Vatsalya, Plot No. P-23 Part, 2nd Avenue,Paranur Village, Mahindra World City,,
PARANUR Village,
Chengalpattu District -603 002,
Chengalpattu 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 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 30-04-2029 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.

X.The land has been obtained by the promoter by way of perpetual lease. Therefore the UDS in the land will be conveyed as lease only.

**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, GREATER KAILASH-2, South Delhi, Delhi (NCT).**
Account Number : **99909900000404**

Digitally Signed by
Additional Director-II, TNRERA

**Dated:**26.08.2025
**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)