File No: TNRERA/PLI/9136/2025

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/9/LO/1697/2026 dated 27.04.2026

Project Name: VIRUKSHA AVENUE

Project Details & Address:

Registration for layout of house sites with 45 Plots comprised in S.F.No:444/1B2D, 444/2B3 & 449/4A, Papinayakanahalli Village, Sogathur Panchayat, Dharmapuri Taluk, Dharmapuri District. The Assistant Director, T&CP, Dharmapuri District approved the layout No.99/2025 in letter Roc.No.ESVR4KKK/2025/TCP dated 23/10/2025. The President, Papinayakanahalli Village, Sogathur Panchayat, Dharmapuri Taluk, Dharmapuri District approved the layout in letter Roc.No.02/2025 dated 07/11/2025.

Applicant:
1) Mr R SARAVANAN AND Mr G K GIRIDHARAN
Door No. 30/A,
KUMARAPURI COLONY SBI COLONY BACK SIDE BHARATHIPURAM,
DHARMAPURI TOWN Village,
DHARMAPURI-636701,

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.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.

V.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.

VI.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.

VII.There is a case pending on the right of the property, in the civil suit O.S No.294/2023. The promoter has to abide by the outcome of the Hon'ble Additional District and Sessions Court Dharmapuri in the case, since the subject matter is in the Hon'ble Additional District and Sessions Court Dharmapuri. The Promoter has submitted affidavit cum indemnity on 17.04.2026 to abide by the final judgement of the Hon'ble court and compensate the buyers of the plot, if the order is against the promoter's right (copy of the affidavit is available 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.

Digitally Signed by
Additional Director (S), TNRERA

Dated:27.04.2026
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)