File No: TNRERA/PLF/2970/2025

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

TN/35/Layout/1179/2025 dated 07.04.2025

Project Name: Sameera Universe – Phase 1

Project Details & Address:

Registration for layout of house sites with 166 Plots comprised in Survey No. 755/3; 756/3I, 3J, 3K, 3L; 772/1, 2A1, 2A2, 2C1, 2C2, 3A, 3C, 4A, 4C; 774/1; 775/1, 2A, 2B, 3, 4, 5; 776/2 & 777 of f Mamandur Village, Maduranthagam, Chengalpattu District. Assistant Director, T&CP, Chengalpattu District approved the Layout No. :27/ 2025 vide letter No. DPW04T4J/2025/TCP dated 19/02/2025. The President, The President, Mamandur Panchayat approved the layout in Resolution No.72,date.20.02.2025 vide letter No. 1/2025/Mamandur/Layout. dated 06/03/2025

Applicant:
1) CHATURVEDA REALTORS PRIVATE LIMITED & Murugesan
Door No. NEW NO.11, OLD NO.6,
Mahalingam Street, Mahalingapuram,,
Nungambakkam Village,
Chennai - 600034,

2) VISHNAV REALTIES
Door No. NEW NO.11, OLD NO.6,
Mahalingam Street, Mahalingapuram,,
Nungambakkam Village,
chennai - 600034,

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 31-10-2025 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.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.The development work shall be completed before obtaining completion report from TNRERA

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: **DBS Bank India Limited, KK Nagar Branch, Chennai, Tamil Nadu.**
   Account Number : **8387210000027354**

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)

Dated:07.04.2025
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)