File No: TNRERA/PBF/0687/2025

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/21/BLG/0326/2025 dated 25.09.2025

Project Name: Pottalkalam Ph I (Twin Houses)

Project Details & Address:

Registration for Existing Residential Building Ground Floor with Block Nos.238 and 476 dwelling units (Twin House) at (Pottalkalam Phase-I) WARD - B, Block - 7, Comprised in T.S.Nos.2/1Apt, 2/1B2pt, 2/4Bpt, 3/3B, 3/4, 3/5B, 3/6A1pt, 3/6A2Apt, 3/6B, 3/8, 3/9, 3/10 & 3/11 (Old S.Nos.1459/3, 1463, 1465/1Bpt, 1465/2pt, 1465/3pt, 1465/4pt, 1465/5, 1466/1, 1466/2, 1466/3Apt & 1466/3Bpt) , WARD - B, Block - 13, T.S.Nos.3/2A, 4/2B, 5/1, 5/2A, 5/3 & 6/2 (Old S.Nos. 2047/2pt, 2048, 2049/1, 2049/2, 2050pt, 2050/2pt & 2052pt) of Theni – Allinagaram Village / Municipality, Theni Taluk, Theni District. The Assistant Director, T&CP, Theni District issued planning permission in Letter No.SWP/BPA/466603/2025 dated 03/04/2025. The Commissioner, Theni Allinagaram Municipality issued building permission in Letter No.125/BL/2025/0034 dated 10/07/2025.

Applicant:
1 TNUHDB
Madurai Division,
Madurai District - 625001

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 comply with the provisions of the Act and the rules and regulations made thereunder

IV.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.

V.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.

VI.All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

VII.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.

VIII.The District Collector, Theni District in is Lr.K.Dis.No.33293/2019/A3 dated 16.10.2020 has laid the following conditions while transferring the land in favour of TNUHDB.

1. The classification of Adi Dravidar Natham in the village accounts should not be changed.
2. It has been stated that all beneficiaries should be Adi Dravidar people.

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.

Dated:25.09.2025
Place: Chennai

Digitally Signed by
Additional Director-I, TNRERA
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)