



File No: TNRERA/11605/2023

**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 / Building / 0057 / 2024 Dated 14.02.2024  
Project Name: "ASHIANA SWARANG PHASE I"  
Latitude – 12°72'79.36" N Longitude – 80°22'81.79" E**

**Project Details & Address:**

3 Blocks of **Block-3:** Ground Floor + 5 Floors residential building with 40 dwelling units, **Block-4:** Stilt /Ground Floor + 5 Floors residential building with 37 dwelling units, **Block-5:** Stilt /Ground Floor + 5 Floors residential building with 57 dwelling units. Total 134 dwelling units out of 14 Group development Residential Building in S.No.101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2; 103; 104/1A; 1B, 1C, 1D 1E1, 1E2, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B, 116/1A2, 1B2, 1C2pt, 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt; 117/1A, 1B, 1C, 2A, 2B, 2C; 118/1, 2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D, 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B and 122/1A1B of Nemmeli Village, Thiruporur Taluk, Chengalpattu District. The Assistant Director/Member Secretary, District of Town and country Planning, Mamallapuram LPA, Chengalpattu District, issued Building Planning Permission in Lr No: SWP/BPA/0008002/2023, dated 04.10.2023.. The President, Nemmeli Panchayat, Thiruporur Panchayat Union issued Building Permission in Lr No: 53/2023 dated 16.11.2023.

**Applicant:**

**M/s. Kairav Developers Limited,**  
Local Office.No.3,  
Ganapathy Colony, 3rd Street,  
Opp. Cenotaph Road,  
Teynampet,  
**Chennai - 600 018.**  
**Email ID: bharat@arihants.co.in**

2.This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale and construction agreement 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 to cover the cost of construction and the land cost to be used only for that purpose 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<sup>th</sup> September 2027** 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 there under;
- (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.

**P.T.O**

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- (vii) The 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.
- (viii) All the common amenities and facilities shall be conveyed and allotted to the allottees/association of allottees.
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:**

Bank Name & Branch : **ICICI Bank Limited,  
Jaipur Branch,  
Rajasthan.**

Account Number : **7777 0522 3328**

Dated : 14.02.2024

Place : Chennai-08

ADVERTISEMENT IN ANY FORM  
SHOULD CONTAIN RERA  
REGISTRATION NUMBER AND  
WEBSITE ADDRESS OF THIS  
AUTHORITY (www.rera.tn.gov.in)

*P. Subramanyam*  
Signature and seal of the Authorized Officer  
Tamil Nadu Real Estate Regulatory Authority

*uy*  
*14/02/24*

**Additional Director  
(Operation)  
TNRERA, Chennai-8.**

