Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

File No: TNRERA/PLF/1067/2026

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/1/LO/0925/2026 dated 10.03.2026

Project Name: KAIZEN BY DAC

Project Details & Address:

Registration for layout of house sites with 286 Plots + 3 Commercial Site comprised in S.F.Nos. 101/1B3B1, 6, 7, 8A, 9A, 10A2B; 103/8A, 9; 104/10A, 11, 12A; 114/2A, 2B, 3A, 3B, 4, 5, 7, 8A1; 137/3A, 3B; 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C of Santhavellore 'A' village & Panchayat, Sriperumbudur Taluk, Kancheepuram District. The Deputy Director, T&CP, Kancheepuram District approved the layout No. 133/2025 in Lr ROC No.07SL3QGR /2025/TCP dated 31/12/2025. The President, Santhavellore Village Panchayat approved the layout in Lr ROC No. 04/2025-2026 dated 06.02.2026.

Applicant:

1) M/s.DAC DEVELOPERS SPV 1 PRIVATE LIMITED
No.27, Old No.19, Flat No.A-1, K-Block, 1st Main Road,
Anna Nagar East,
Chennai - 600102 District -

2) M/s.DAC DEVELOPERS DELIGHT LLP
No.27, Old No.19, Flat No.A-1, K-Block, 1st Main Road,
Anna Nagar East,
Chennai - 600102 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 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 30-01-2028 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.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.

VII.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.

VIII.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.

IX.Mortage deed No. 6322/2025 dated 12.12.2025 between M/s.DAC Developers SPV 1 Pvt Ltd and IDBI Trusteeship services Ltd.

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, CHROMPET, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No :**99997705766743**

(ii) RERA Designated Separate Account (70%) – Account No :**99997705766744**

(iii) RERA Designated Transaction Account (30%) – Account No :**99997705766745**

Digitally Signed by
Additional Director (S), TNRERA

Dated:10.03.2026
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)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.