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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

SPYKA
homes @ your perspective

Spyka Homes Private Ltd
#24, Vijay Raja spruce, Kayar road,
Thaiyur, Chennai - 603103

Date: 15.07.2026

To

The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No. 133, G-Block, 1st Avenue,
Anna Nagar (East), Chennai – 600102

Subject: Request for Cancellation of RERA Registration of Project "BLISS" bearing Registration No. TN/35/Building/0004/2024

Respected Sir,

We, **M/s. Spyka Homes Private Limited**, a company incorporated under the Companies Act, having our registered office at #24, Vijay Raja Spruce, Kayar Road, Thaiyur, Chennai – 603103, respectfully submit as follows:

1. Our Company had entered into a Joint Development Agreement dated **29.04.2022** with **M/s. Srinivasa Foundation** for the development of a residential apartment project on the property situated at Perumattunallur Village, Vandalur Taluk, Chengalpattu District.

2. Pursuant thereto, our Company obtained the necessary statutory approvals, including registration of the project under the Real Estate (Regulation and Development) Act, 2016, bearing Registration No. **TN/35/Building/0004/2024**, dated 09/01/2024 for the project known as **"BLISS."**

3. During the course of execution of the project, our Company suffered an unforeseen and irreparable setback owing to the sudden demise of our Director **Mr. Pandiyan**, who was the founder and key Director of the Company and was principally responsible for the planning, execution and management of the project.

4. The untimely demise of Mr. Pandiyan resulted in severe operational, financial and managerial difficulties, making it impossible for the Company to continue and complete the project within the prescribed timeline despite its sincere efforts.

5. In view of the above circumstances, the Company expressed its inability to proceed further with the development of the project and, the same is been conveyed to the landowner.

6. In these circumstances, our Company respectfully requests the Hon'ble Authority to **cancel the RERA Registration No. TN/35/Building/0004/2024** standing in the name of **Spyka Homes Private Limited**, as our Company is no longer in a position to undertake or continue the development of the project.

SPYKA
homes @ your perspective

Spyka Homes Private Ltd
#24, Vijay Raja spruce, Kayar road,
Thaiyur, Chennai - 603103

7. We further undertake to extend our full cooperation and furnish any additional documents or clarifications that the Hon'ble Authority may require for processing this request.

We therefore humbly request the Hon'ble Authority to kindly consider this representation sympathetically and pass appropriate orders cancelling the above RERA registration.

Thanking You,

Yours faithfully,

For M/s. Spyka Homes Private Limited

For SPYKA HOMES PVT.LTD.

ANBUMATHI P
Director DIN : 08750302

Authorised Signatory

Enclosures:

1. Copy of Death Certificate of Mr. Pandiyan.
2. Board Resolution authorising the signatory.
3. Copy of RERA Registration Certificate.

File No: TNRERA/ 10130 /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 / 0004 / 2024 dated 09.01.2024.

Project Name : " SPYKA BLISS "

Latitude : 12^0 - 48' Longitude : 80^0 – 5'

Project Details & Address:

Block A	Stilt Floor + 5 Floors residential cum commercial building with 81 dwelling units and 10 Shop sites (1st Floor – 13 dws + 10 Shop sites , 2nd to 5th Floor – 17 dws in each floor)
Block B	Stilt Floor + 5 Floors residential building with 95 dwelling units (1st to 5th Floor – 19 dws in each floor)
and by totaling altogether 176 dwelling units and 10 shops comprised in S.Nos. 51/3C2A , 102/1B , 102/2A of Village No – 14 Perumattunallur Village , Vandalur Taluk , Chengalpattu District.	

Technical Sanction has been accorded the Assistant Director / District Town and Country Planning / Chengalpattu District vide letter No. 2136/2022/CD3 dated 18.01.2023.

Building Permission has been issued by the President / Perumattunallur Village Panchayat vide letter No. 156/2022-23 dated 01.03.2023.

Applicant :

1. M/s. SPYKA HOMES PRIVATE LIMITED **(Developer)**
   Kols Square , 4th Floor ,
   S.No. 1347/3A1 , Senganmal ,
   Kelambakkam , OMR ,
   Chennai – 603 103.
   Email id : spykahomes@gmail.com

2. Thiru.S.Prabhu **(Land owner)**
   Old No. 52 , New No. 121 ,
   Luz Church Road , Mylapore ,
   Chennai – 600 004.

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 **February 2028** 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

P.T.O

(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.

(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.

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 here in, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch . : State Bank of India ,
Tiruporur Branch,
Chengalpattu – 603 110.

Account Number : 4173 4322 178

Dated : 09.01.2024.
Place : Chennai-8
sy.18 SMK

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

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Additional Director
(Operation)
TNRERA, Chennai-8.

09/01/24

படிவம் எண் 6
Form No. 6

தமிழ்நாடு அரசு
GOVERNMENT OF TAMIL NADU

வருவாய்த் துறை
DEPARTMENT OF REVENUE ADMINISTRATION

தையூர் கிராம ஊராட்சி
THAIYUR VILLAGE PANCHAYAT

இறப்பு சான்றிதழ் / DEATH CERTIFICATE

(பிறப்பு மற்றும் இறப்பு பதிவு சட்டம், 1969ன் பிரிவு 12/17 மற்றும் தமிழ்நாடு பிறப்பு இறப்பு பதிவு விதிகள் 2000 விதி எண். 8/13 இன் கீழ் வழங்கப்படுகிறது.)

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE TAMIL NADU REGISTRATION OF BIRTH AND DEATH RULES 2000.)

கீழ்கண்ட தகவல் இந்தியா, தமிழ்நாடு மாநிலம், செங்கல்பட்டு மாவட்டம், திருப்போரூர் வட்டம், தையூர் கிராம ஊராட்சி சேர்ந்த அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று அளிக்கப்படுகிறது .

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR THAIYUR VILLAGE PANCHAYAT OF THIRUPORUR TALUK OF CHENGALPATTU DISTRICT OF TAMIL NADU STATE, INDIA.

NAME OF DECEASED / இறந்தவரின் பெயர் :
PANDIYAN SHANMUGASUNDARAM / பாண்டியன் சண்முகசுந்தரம்

DATE OF DEATH / இறந்த தேதி : **21/05/2025**
TWENTY ONE - MAY - TWO THOUSAND TWENTY FIVE

AGE OF DECEASED / இறந்தவரின் வயது : **50 YEARS**

NAME OF MOTHER / தாயின் பெயர் :
/ தங்கம்

FATHER NAME / தந்தையின் பெயர் :
/ சண்முகசுந்தரம்

HUSBAND / WIFE NAME / கணவர் / மனைவி பெயர் :
/ ஆனந்தி

ADDRESS OF THE DECEASED AT THE TIME OF DEATH / இறப்பின் போது இறந்தவரின் முகவரி :

VILLA NO 24, VIJAYA RAJA SPRUCE, KAYAR ROAD, THAIYUR, THAIYUR , THIRUPORUR, CHENGALPATTU, TAMIL NADU - 603103

VILLA NO 24, , THAIYUR , , திருப்போரூர், செங்கல்பட்டு , தமிழ்நாடு - 603103

SEX / பாலினம் : **MALE / ஆண்**

UID NUMBER OF DECEASED / இறந்தவரின் ஆதார் எண் :

PLACE OF DEATH / இறந்த இடம் :
THAIYUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT - 603103

- 603103

MOTHER'S UID NUMBER / தாயின் ஆதார் எண் :

FATHER'S UID NO. / தந்தையின் ஆதார் எண் :

HUSBAND / WIFE UID NO. / கணவர் / மனைவி ஆதார் எண் :

PERMANENT ADDRESS OF DECEASED / இறந்தவரின் நிரந்தர முகவரி :

VILLA NO 24, VIJAYA RAJA SPRUCE, KAYAR ROAD, THAIYUR, THAIYUR, , THIRUPORUR, CHENGALPATTU, TAMIL NADU -603103

VILLA NO 24, , , ,திருப்போரூர், செங்கல்பட்டு , தமிழ்நாடு - 603103

DATE OF REGISTRATION / பதிவு செய்த தேதி : **31/05/2025**

REGISTRATION NUMBER / பதிவு எண் :
D-2025:33-17795-000046

REMARKS (IF ANY) / குறிப்பு :

DATE OF ISSUE / வழங்கிய நாள் : 02/06/2025

Signature valid
Digitally Signed by TN10006[illegible]
Date: 02-Jun-2025 [illegible]:38:57

ISSUING AUTHORITY/சான்றிதழ் அளிப்பவர்

REGISTRAR (BIRTH & DEATH)
பதிவாளர் (பிறப்பு & இறப்பு)
THAIYUR Village Panchayat
தையூர் கிராம ஊராட்சி

THIS IS A COMPUTER GENERATED CERTIFICATE
THE GOVT.OF INDIA VIDE CIRCULAR NO.1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.
THE REGISTRATION NUMBER IS UNIQUE TO EACH EVENT.

" பிறப்பு மற்றும் இறப்பு பதிவு செய்வதை உறுதி செய்வீர்/ENSURE REGISTRATION OF EVERY BIRTH AND DEATH "

D58295787948838831/2025

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.