Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

File No: TNRERA/0611/2024

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/0046/2024 Dated 12.02.2024
Project Name : "ASHIANA VATSALYA PHASE I"
Location of Site : Latitude - 12°72'48.07"E Longitude 79°99'12.05"E

Project Details & Address :
Registration of (MSB) Tower 1 : (Wing A, B, C) Ground Floor + 14 Floors residential building with 258 dwelling units cum Club House, generator room, meter room, security 1, security 2, security 3, OWC, gas bank, DG panel room at DTCP approved layout No: 01/2017 revised as 10/2023, Plot No: P23/2pt comprised in S.No: 34/3pt, 35/3pt, 36/1pt, 36/2, 37, 38pt, 39/1, 39/2, 39/3, 40, 41pt, 51/1pt, 51/2pt, 52/3pt, 53/2pt, 164/1pt, 164/2pt, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1 and 223/2 of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu District. The Assistant Director(ic), T&CP, Chengalpattu District issued Planning Permission No: 364/2023 in Lr ROC No: SWP/BPA/0009216/2023 dated 03.01.2024. The President, Veerapuram Panchayat issued Building Permission in Lr RC No: 04/2024 dated 23.01.2024.

Applicant :
M/s.Ashiana Housing Ltd,
No: 23, 2nd Avenue, Mahindra World City,
Paranur, **Chengalpattu – 603 204.**

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 (*l*) of sub-section (2) of section 4 of the Act;

(iv) The registration shall be valid till **30.09.2028** 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;

(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 herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch : HDFC Bank Ltd,
Greater Kailash-2,
New Delhi – 110 048.

Account Number : **59236101010101**

Dated : 12.02.2024
Place : Chennai-08.

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

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

12/02/24

Additional Director
(Operation)
TNRERA, Chennai-8.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
TNRERA
CHENNAI

File No: TNRERA/PBF/0652/2025

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/35/BLG/0290/2025 dated 26.08.2025

Project Name: ASHIANA VATSALYA PHASE II

Project Details & Address:

Registration for Tower -2 (Wing D,E) Ground Floor + 14 Floors residential building with 172 dwelling units, approved Mahindra World City Layout No: L.P/DTCP.No.01/2017 and revised as L.P/DTCP No: 10/2023, Plot No: P23/2pt comprised in S.No. 34/3pt, 35/3pt, 36/1pt, 36/2, 37, 38pt, 39/1, 39/2, 39/3, 40, 41pt, 51/1pt, 51/2pt, 52/3pt, 53/2pt, 164/1pt, 164/2pt, 203/1, 2, 3, 204/1, 2, 3, 4, 5, 205, 206/1, 2, 3, 207/1, 2, 221, 223/1, 2 already approved - Now additional site area 9125.66 sq.m in Plot No: P23/2pt, Paranur Village, Survey numbers.196pt, 197pt and 202/1pt has been added to the already approved site of Paranur Village, Chengalpattu District. The Assistant Director, T&CP, Chengalpattu District issued Planning Permission No: SWP/Additional Residential Building/A.D./DTCP(CD3) No: 62/2025 in Lr ROC No: SWP/BPA/0464127/2025 dated 23.06.2025. The President, Paranur Panchayat issued building permission in Lr No: 12/ 2025-2026 dated 29.07.2025.

Applicant:
1 M/s.ASHIANA HOUSING LIMITED
Ashiana Vatsalya, Plot No. P-23 Part, 2nd Avenue,Paranur Village, Mahindra World City,,
PARANUR Village,
Chengalpattu District -603 002,
Chengalpattu 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 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 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 30-04-2029 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 thereunder

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.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.

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

IX.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.

X.The land has been obtained by the promoter by way of perpetual lease. Therefore the UDS in the land will be conveyed as lease only.

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, GREATER KAILASH-2, South Delhi, Delhi (NCT).**
Account Number : **99909900000404**

Digitally Signed by
Additional Director-II, TNRERA

Dated:26.08.2025
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)

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.