



File No: TNRERA/PBF/0284/2026

**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/29/BLG/0183/2026 dated 21.05.2026**

**Project Name: CASAGRAND AQUAGROVE**

**Project Details & Address:**

Registration for Proposed construction of High Rise Group Development with Extended 2nd Basement Floor for Block – 1, Combined Extended 1st Basement Floor for Block – 1, 2 & 3; Block 1: Ground Floor + 26 Floors (188 Dwelling Units), Block 2: Ground Floor + 26 Floors (188 Dwelling Units), Block 3: Ground Floor + 28 Floors (168 Dwelling Units) with Club House at Ground Floor and Open Swimming Pool, (Totally 544 Dwelling Units), Ambattur Puzhal Main Road, Chennai Comprised in Survey Nos: 48/1A1B, 49/1A, 50/1A1, 50/1A2, 50/1B, 50/1C, 50/2A, 50/2B, 52/1A, 52/1B, 52/2A, 52/2B, 52/3A, 52/3B, 52/4B1, 52/4B2, 52/4B3 & 53/3A of Soorapattu Village, Madhavaram Taluk, Chennai District. CMDA, Planning Permission No. OL-PP/HRB/0020/2026 and Permit No. OL-03071 issued in letter No.CMDA/PP/HRB/N/0771/2025 dated 12/05/2026. Greater Chennai Corporation issued Building Permit No. CEBA/WDCN03/00195/2026 dated 14/05/2026.

**Applicant:**

**1 M/s.CASAGRAND PREMIER BUILDER LIMITED**

New No.111, Old No. 59 , NPL Devi, L B Road, Thiruvannamiyur, Chennai - 600041,  
CHENNAI,  
Chennai District - 600041

**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 Block 1 -12-06-2030, Block 2 - 12-03-2030 & Block 3 - 12-12-2029 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 Promoter has availed a loan of Rs.45,00,00,000/- from IDBI Trusteeship Services Limited by Mortgage deed No.3417/2026 dated .04.03.2026 has been executed by i)Mr.J.Ramachandraiah ii) J. Suresh Chandra iii) J. Sulochana (Owners) M/s.CASAGRAND PREMIER BUILDER LIMITED (GPA Holder) infavour of IDBI Trusteeship Services Limited. The concerned bank has issued NOC to registered the project with TNRERA and for sale/lease of the flats subject to certain conditions.

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: **ICICI Bank, ADYAR, Chennai, Tamil Nadu.**
- (i) RERA Designated Collection Account (100%) – Account No :**777705261603**
- (ii) RERA Designated Separate Account (70%) – Account No :**777705261703**
- (iii) RERA Designated Transaction Account (30%) – Account No :**777705261803**

**Dated:**21.05.2026  
**Place:** Chennai

Digitally Signed by  
Additional Director (S), 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>)

