



File No: TNRERA/PBF/0246/2026

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/0217/2026 dated 22.06.2026

Project Name: ADITYARAM PALACE CITY ROYAL

Project Details & Address:

Registration for Plot No.4 (GF+1F Residential building with 1 dwelling unit), Plot No.5 (GF+1F Residential building with 1 dwelling unit), Plot No.6 (GF+1F Residential building with 1 dwelling unit), Plot No.17 & 18 (GF+1F Residential building with 1 dwelling unit), Plot No.19 & 20 (GF+1F Residential building with 1 dwelling unit), Plot No.21 & 22 (GF+1F Residential building with 1 dwelling unit), Plot No.50 (GF+1F Residential building with 1 dwelling unit), Plot No.51 (GF+1F Residential building with 1 dwelling unit), Plot No.52 (GF+1F Residential building with 1 dwelling unit) Totally 9 dwelling units at comprised in Survey No.99/2A1, 99/2B1, 99/2C1, 101, 102/1B2, 102/2A, 118/1A, 118/1B, 118/2C, 118/2D, 118/2E, 118/2F, 119 & 120/8A of Sholinganallur II Village / Taluk, Chennai District. Greater Chennai Corporation issued Planning Permission in Letter No.PPA/WDCN15/01300/2026 dated 14/03/2026, PPA/WDCN15/01320/2026 dated 14/03/2026, PPA/WDCN15/01298/2026 dated 14/03/2026, PPA/WDCN15/01200/2026 dated 07/03/2026, PPA/WDCN15/01201/2026 dated 07/03/2026, PPA/WDCN15/01202/2026 dated 07/03/2026, PPA/WDCN15/01331/2026 dated 14/03/2026, PPA/WDCN15/01332/2026 dated 14/03/2026, PPA/WDCN15/01374/2026 dated 14/03/2026. Greater Chennai Corporation issued building permission in Letter No.BA/WDCN15/01960/2026 dated 14/03/2026, BA/WDCN15/01962/2026 dated 14/03/2026, BA/WDCN15/01961/2026 dated 14/03/2026, BA/WDCN15/01604/2026 dated 07/03/2026, BA/WDCN15/01606/2026 dated 07/03/2026, BA/WDCN15/01607/2026 dated 07/03/2026, BA/WDCN15/02000/2026 dated 14/03/2026, BA/WDCN15/02004/2026 dated 14/03/2026, BA/WDCN15/02002/2026 dated 14/03/2026.

Applicant:

1 M/s.ADITYARAM HOUSING PRIVATE LIMITED

50, EAST COAST ROAD, PANAIYUR, ADITYARAM NAGAR,
SHOLINGANALLUR,
Chennai District - 600119

2 M/s.ADITYARAM HOUSING PRIVATE LIMITED

NO.50, EAST COAST ROAD, ADITYARAM NAGAR, PANAIYUR,
Chennai District - 600119

3 M/s.ADITYARAM INFRASTRUCTURE PROJERCTS LLP

NO.50, EAST COAST ROAD, ADITYARAM NAGAR, PANAIYUR,
Chennai District - 600119

4 M/s.FLOURISHING VENTURES PRIVATE LIMITED

NO.50, EAST COAST ROAD, ADITYARAM NAGAR, PANAIYUR,
Chennai District - 600119

5 ARYA ADITYARAM

NO.50, EAST COAST ROAD, ADITYARAM NAGAR, PANAIYUR,
Chennai District - 600119

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 13-03-2031 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 allottees/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.100,00,00,000/- from Hinduja Leyland Finance Limited by Mortgaging that property. Mortgage deed No.272/2025 dated 09.01.2025, 282/2025, 283/2025, 284/2025, 285/2025, 286/2025, 287/2025, 288/2025, 289/2025, 290/2025 dated 10.01.2025 has been executed by M/s.Adityaram Housing Private Limited & M/s. Adityaram Infrastructure Projercts LLP & Arya Adityaram in favour of Hinduja Leyland Finance 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: **HDFC Bank, Chennai, Tamil Nadu.**
- (i) RERA Designated Collection Account (100%) – Account No :**99999555509999**
- (ii) RERA Designated Separate Account (70%) – Account No :**99999444409999**
- (iii) RERA Designated Transaction Account (30%) – Account No :**99901234778899**

Dated:22.06.2026
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>)



தமிழ்நாடு தமில்நாடு TAMILNADU

18 MAY 2026

FD 826219

K. SARAVANAN, M.Com
STAMP VENDOR
Lic No 1090 / B4 / CH(C)2021- 5

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Adityaram Infrastructure Projects LLP., represented herein by Authorised Signatory Mr.Arya Adityaram, the promoter of the proposed project 'ADITYARAM PALACE CITY'- ROYAL, promoter of the proposed project at GF + 1st Floor Buildings in plot Nos. 4, 5, 6, 17 & 18, 19 & 20, 21 & 22, 50, 51, 52 in the approved layout PPD/LO No.138/2023 comprised in S.Nos. 118/2F, 118/1A, 118/2E, 102/1B2, 101, 102/2A, 118/1B, 118/2D, 118/2C, 119, 99/2A1, 99/2B1, 120/8A, 99/2C1 of Sholinganallur II Village/Taluk, Chennai.

I, the said promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That I promoter have a legal title to the land on which the development of the project is proposed OR Have entered into joint development agreement/ collaboration agreement/ development agreement or any other agreement with M/s.Adityaram Housing Pvt Ltd., M/s.Adityaram Infrastructure Projects LLP., M/s.Flourishing Venture (P) Ltd., represented herein by Authorised Signatory Mr.Arya

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

[Signature]
Authorised Signatory

Adityaram and Mr.Arya Adityaram in his personal capacity, who possess a legal title to the land on which the development of the proposed project is to be carried out AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances or possess such encumbrances as Nil including details of any rights, title, interest or name of any party in or over such land, along with details.
3. I hereby confirm that our Company name is **M/s. Adityaram Infrastructure Projects LLP.**, but mistakenly in Patta mentioned as M/s. Adityaram Infrastructure Projects Pvt Ltd., / M/s. Adityaram Infrastructure Projects Ltd., as a typographical error but in sale deeds mentioned as M/s. Adityaram Infrastructure Projects LLP., only.
4. I hereby confirm that 88 units are available in the above said project. Now we are developing and getting TNRERA approval for 9 villas only for 3344.81 sq.mts.
5. That I promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
6. That I promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

 Authorised Signatory
 Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Chennai on this 5th day of June, 2026.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

 Authorised Signatory
 Deponent