



File No: TNRERA/APPL/PBF/0475/2026

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/0311/2026 dated 03.09.2026

Project Name: GK NAKSHATRA

Project Details & Address:

Registration for Stilt floor + 5 Floors Residential Building with 16 dwelling units at Plot No.46 , Ram Nagar North Extension Main Road , Velachery , Chennai 600 042, comprising in S.No.709 (Document) , T.S.No.79/2 , Ward - 001 , Block No.185 of Velachery Town , Velachery Taluk , Chennai District. The Assistant Planner , C M D A , Chennai has issued planning permission vide letter No. CMDA/PP/NHRB/S/0016/2024 dated 28.06.2024. The Executive Engineer (T.P.) , Greater Chennai Corporation has issued building permission vide letter No. CEBA/WDCN13/00416/2024 ated 16.08.2024

Applicant Details:

1. M/s. GK Homes And Foundations

Balakrishna Nagar 4th street,
Velachery,
Chennai District - 600 042

2. B.Chandrababu , 3) S.Mahalakshmi , 4) V.Jayanthi , 5) D.Latha , 6) J.Elizabeth Sujatha , 7) N.Nagarajan , 8) P.Thamizh , 9) N.M.Jose , 10) K.Desikan , 11) V.Asokan , 12) L.B.Rajakrishnakanth (Earlier) B.Sivakumar , 13) S.Sethu , 14) J.Veerapandian , 15) V.Shanthi , 16) V.Vijayakumar
SV FLATS, 8TH STREET, RAM NAGAR NORTH EXTENSION,
VELACHERY,
Chennai District - 600 042

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 15-05-2029 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 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 above project S.No. 709 comes under RAMSAR site and its influential were in approval / permission are not to be entertained as per the notification CMDA office order No. 07/2025 dated 09.10.2025, However the promoter has given indemnity cum undertaking and hence project registration was considered with an condition.

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: **Indian Bank, taramanilinkroad, Chennai, Tamil Nadu.**
- (i) RERA Designated Collection Account (100%) – Account No : **8319318720**
- (ii) RERA Designated Separate Account (70%) – Account No : **8319320761**
- (iii) RERA Designated Transaction Account (30%) – Account No : **8319319814**

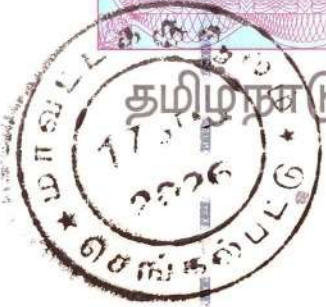
Digitally Signed by
Additional Director (S), TNRERA

Dated: 03.09.2026
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>)





தமிழ்நாடு TAMILNADU

33126
12 AUG 2026

GK Homes And Foundations

FX 160892

S. SINGARAVELL
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 081
L.No: 4255 / 81 / 95

DEED OF UNDERTAKING CUM INDEMNITY

This deed of UNDERTAKING CUM INDEMNITY is executed at CHENNAI on this 01st day of Sep 2026, By:

M/s.GK Homes And Foundations Represented by its Proprietor **G.Anand** (PAN:AKTPA7151P) (AADHAR NO:393967977156) S/o. Mr.GANESAN, aged about 45 years, residing at No.66, Balakrishna Nagar 4th Street, Velachery, Chennai-600042, hereinafter called the 'PROMOTER' which expression shall, unless repugnant to the context or meaning there of "include its successors, legal heirs, and assigns of the **FIRST PART**;

For GK HOMES AND FOUNDATIONS


Proprietor



IN FAVOUR OF:

The Tamil Nadu Real Estate Regulatory Authority (TNRERA), "RERA Tower" No. 133, G Block, 1st Avenue, Anna Nagar (East), Chennai-600102 (hereinafter referred to as the "Authority", which expression shall include its representatives and successors) of the **SECOND PART**;

WHEREAS:

The Promoter is developing a project named "GK -NAKSHATRA" located at Plot No:46, Ram Nagar North Extension Main Road, Velachery, Chennai-600042 Comprised In S.No: 709 (Document), T.S.No: 79/2, Block No:185 Of Velachery Village Within The Limits Of Greater Chennai Corporation. The promoter has obtained Planning approval from the CMDA vide reference No: CMDA/PP/NHRB/S/0016/2024 Dt. 21/03/2024 and also Building approval No. CEBA/WDCN13/00416/2024 Dt. 16/08/2024, The Authority has noted that the Project is located within the Zone of Influence of a Ramsar site.

NOW THIS UNDERTAKING CUM INDEMNITY WITNESSETH AS UNDER:

I hereby Promoter solemnly undertakes and agree to strictly abide by all orders, directions, and guidelines issued-or to be issued-by the Planning Authority, the Government of Tamil Nadu, the Union Government, and any Hon'ble Courts (Including the High Court and National Green Tribunal) concerning projects located in the influence zone of the Ramsar site.

I being the promoter of the aforesaid do here by the Promoter also agrees to indemnify and keep indemnified the TNRERA, its representatives, and all allottees of the said Project from and against Financial losses, damages, or compensations, Claims, demands, and costs, Legal actions, proceedings, and consequences due to concerning projects located in the influence zone of the Ramsar site.

I have issued and signed this deed of undertaking cum Indemnity on the 01st Day of Sep 2026 first mentioned above.



[Signature]
S. KARTHIK, B.Sc., B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 2/648, East Perumman Koil Street,
Madipakkam, Chennai-600 091.
Cell : 9382739493

For GK HOMES AND FOUNDATIONS
[Signature]
Proprietor