



File No: TNRERA/PBF/0147/2026

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/35/BLG/0088/2026 dated 13.03.2026

Project Name: Felixa SKY MILANO

Project Details & Address:

Registration for Developer share of flats with Ground Floor + 1 st Floor with 12 dwelling units and Commercial block (Basement + Ground+2 floors) comprised in S.No. 13/9B3E, 13/9B3C, 13/9B3D, 13/9B3B, 13/9B3Q, 13/9B3R, 13/9B3S, 13/9B3T, 13/9B3U, 13/9B3V, 13/9B3W, and 13/9B3X of Karanai Village, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpattu District. The President, Thazhambur Village Panchayat issued building permission in Lr No: SWP/SCM/DTCP/RP/0327073/2025 dated 21.12.2025, SWP/SCM/DTCP/RP/0327100/2025 dated 21.12.2025, SWP/SCM/DTCP/RP/0328104/2025 dated 21.12.2025, SWP/SCM/DTCP/RP/0328105/2025 dated 21.12.2025, SWP/SCM/DTCP/RP/0329152/2025 dated 22.12.2025, SWP/SCM/DTCP/RP/0329153/2025 dated 21.12.2025, SWP/SCM/DTCP/RP/0329154/2025, dated 21.12.2025, SWP/SCM/DTCP/RP/0329155/2025 dated 21.12.2025, SWP/SCM/DTCP/RP/0329157/2025, dated 21.12.2025, SWP/SCM/DTCP/RP/0329158/2025 dated 22.12.2025, SWP/SCM/DTCP/RP/0329159/2025 dated 22.12.2025, SWP/SCM/DTCP/RP/0329160/2025 dated 22.12.2025, 32/2025-26 dated 05.12.2025. The Assistant Director, DTCP, Chengalpattu District approved the commercial block in SWP/BP/MLPA(CD-5).No.125/2025 dated 12.03.2025. The President, Thazhambur Village Panchayat issued building permission in Lr No: 32/2025-2026 dated 05.12.2025.

Applicant:

1 M/s. FELIXA AND SKY HOMES LLP

Old No. 18, New No. 14, 1St Floor, Door No. 16, Balaram Road, Adyar,
Chennai,
Chennai District - 600020

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 31-03-2028 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 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 total UDS of land in club house is 160 sq.m. of which 91.40 sq.m. is for Phase-1 villas (54.84 sq.m. included for 12 villas in Felixa Sky Milano project and 36.56 sq.m. is the share of 8 villas not included in this project) and the balance 68.60 sq.m. is the share of Felixa Sky Milano Phase-II (future development)

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, Kottivakkam, Chennai, Tamil Nadu.**
(i) RERA Designated Collection Account (100%) – Account No :**50200117410169**
(ii) RERA Designated Separate Account (70%) – Account No :**50200117421190**
(iii) RERA Designated Transaction Account (30%) – Account No :**50200112429264**

Dated:13.03.2026
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>)

