



File No: TNRERA/APPL/PBF/0482/2026

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/0320/2026 dated 03.09.2026

Project Name: MP RUE RADIALE PH-1

Project Details & Address:

Registration of Proposed Construction of Stilt Floor + 3 Floor Residential Buildings With 72 Dwelling Units At Plot Nos: 1&2, 3&4, 5&6, 7&8, 9&10, 11&12, 13&14, 15&16, 17&18, 19&20, 21&22, 23&24, In Old T.S. Nos:6/3 & 6/8, Now T.S.Nos: 6/31, 6/32, 6/25, 6/24, 6/23, 6/22, 6/21, 6/30, 6/29, 6/28, 6/27, 6/26, 6/37 & 6/38, Block No:25, Ward No: G, (S.Nos:37 & 38/1), Nemilichery Village, Pallavaram Taluk, Chengalpet District, Zone -III, Tambaram City Municipal Corporation Limit. Planning permission issued by The Commissioner, Tambaram Corporation in Lr. No. 009/PPL/2026/03/022/00172 dated 10.06.2026, 009/PPL/2026/03/022/00135 dated 21.05.2026, 009/PPL/2026/03/022/00132 dated 21.05.2026, 009/PPL/2026/03/022/00151 dated 28.05.2026, 009/PPL/2026/03/022/00150 dated 28.05.2026, 009/PPL/2026/03/022/00173 dated 10.06.2026, 009/PPL/2026/03/022/00139 dated 21.05.2026, 009/PPL/2026/03/022/00137 dated 21.05.2026, 009/PPL/2026/03/022/00138 dated 21.05.2026, 009/PPL/2026/03/022/00133 dated 21.05.2026, 009/PPL/2026/03/022/00134 dated 21.05.2026, 009/PPL/2026/03/022/00136 dated 21.05.2026, Building permission issued by The Commissioner, Tambaram Corporation in Lr. No. 009/BL/2026/03/022/00675 dated 10.06.2026, 009/BL/2026/03/022/00517 dated 21.05.2026, 009/BL/2026/03/022/00514 dated 21.05.2026, 009/BL/2026/03/022/00581 dated 28.05.2026, 009/BL/2026/03/022/00580 dated 28.05.2026, 009/BL/2026/03/022/00676 dated 10.06.2026, 009/BL/2026/03/022/00521 dated 21.05.2026, 009/BL/2026/03/022/00519 dated 21.05.2026, 009/BL/2026/03/022/00520 dated 21.05.2026, 009/BL/2026/03/022/00515 dated 21.05.2026, 009/BL/2026/03/022/00516 dated 21.05.2026, 009/BL/2026/03/022/00518 dated 21.05.2026.

Applicant Details:

1. M/s.MP DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED

TANNERY STREET,
PALLAVARAM Village,
PALLAVARAM,
Chengalpattu District - 600043

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 08-06-2031 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.9,00,00,000/- from M/s.MOHINDRA FINVEST PRIVATE LTD, availed a loan of Rs.15,00,00,000 from M/s.KKN VENTURES PRIVATE LIMITED, availed a loan of Rs.8,00,00,000 from M/s.RUDRA SECURITIES AND CAPITAL LTD by Mortgaging that property. Mortgage deed No.3617/2026 dated 22.04.2026 has been executed by M/s.MP DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED infavour of i) M/s.MOHINDRA FINVEST PRIVATE LTD, ii) M/s.KKN VENTURES PRIVATE LIMITED, iii) M/s. RUDRA SECURITIES AND CAPITAL LTD. The concerned bank has issued NOC to register 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 Ltd, Pammal Branch, Chennai, Tamil Nadu.**
- (i) RERA Designated Collection Account (100%) – Account No : **777705511563**
- (ii) RERA Designated Separate Account (70%) – Account No : **777705511564**
- (iii) RERA Designated Transaction Account (30%) – Account No : **777705511565**

Dated: 03.09.2026
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>)

