File No: TNRERA/PBF/0055/2025

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

TN/29/Building/0028/2025 dated 27.01.2025

Project Name: RADIANCE SOLITAIRE

Project Details & Address:

Registration for High Rise Group Development Building for Residential Cum Commercial Use Consisting of 4 Blocks With Combined & Extended Double Basement Floor (Parking Use) for Block A, B & Block D (Clubhouse), in Block No A: Stilt Floor (Parking Use) + First Floor To 17th Floor With 269 Dwelling Units, Block No B:Stilt Floor (Parking Use) + First Floor To 17th Floor With 269 Dwelling Units, Block No C (LIG Block): Stilt Floor (Parking Use) + First Floor To 14th Floor With 122 Dwelling Units, Block No D (Club House): Ground Floor Part (Shop,Cafe & ATM) cum Stilt floor part (parking use) + First Floor (Multipurpose Hall, Creche, AV Room, Association Room, Co-Working Space & Lego room) + 2nd Floor (Gym, Indoor Games, TT Room, VR/Video Games Room, Squash Court And Aerobics) + 3rd Floor Part (Open Swimming Pool With Changing Room), Totally 660 Dwelling Units. Availing Premium FSI with TOD benefit., Abutting Madhavaram Milk Colony Main Road & Thanthai Periyar Street, Milk Colony, Madhavaram, Chennai - 600051. Comprised In Old S.No.988 Part, 989 Part, 991/1A1 Part, 1007/1 Part, 1008 Part, 1009 Part, T.S.No: 2/4, Block No: 24, Ward-B, Situated In Madhavaram Village, Madhavaram Taluk, Chennai District. The CMDA issued planning permission No.OL-PP/HRB/0001/2025 in Letter No. CMDA/PP/HRB/N/0494/2024, dated 03/01/2025. The Greater Chennai Corporation issued building permission in Letter No.CEBA/WDCN03/00013/2025 dated 09/01/2025.

Applicant:
1 M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Door No. OLD DOOR NO.110, NEW DOOR NO.111, 1st Floor, 33 Feet Road, Anna Salai,,
Guindy,
Chennai District - 600032

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 **31-12-2029** 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.

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, Nandanam Branch, Chennai, Tamil Nadu.**
Account Number : **777705066544**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:27.01.2025
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)