



File No: TNRERA/ 7266 /2022

**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 / 01 / Building / 0160 / 2022 dated 13.05.2022.

Project Name : “ DIADEM ”

Latitude: 12⁰ - 85' Longitude: 80⁰ - 23'

Project Details & Address :

Promoter's share of Flats 1st Floor – Flat Nos. 106 , 107 , 108 , 109 , 110 , 111 , 112 , 2nd Floor – Flat Nos. 201 , 202 , 203 , 204 , 205 , 206 , 207 , 212 , 3rd Floor – Flat Nos. 305 , 306 , 307 , 308 , 309 , 310 , 311 , 312 , 4th Floor – Flat Nos. 401 , 402 , 403 , 404 , 405 , 406 , 407 , 412 , 5th Floor – Flat Nos. 505 , 506 , 507 , 508 , 509 , 510 which is consisting of Stilt Floor + 4 Floors + 5th Floor part and GYM at 1st Floor at Plot No.8 of S.No.105/2 part , Manavalan Garden , Semmancheri , Chennai. Comprised in S.No. 105/2A1B1A & 105/31 part of Semmancheri Village , Sholinganallur Taluk , Kancheepuram District.

Planning Permission was issued by the Chief Planner (B - South) / Area Plans Unit / C M D A / Chennai vide letter No. PP/NHRB/S(B1)/0536/2020 dated 13.01.2021

Building permission was issued by the Executive Engineer (T.P.)/ Greater Chennai Corporation / Chennai vide Letter No. CEBA/WDCN15/00084/2021 dated 03.05.2021.

Applicant :

M/s. Creations Promoters & Developers Pvt Ltd
No.812 , 8th Floor , Raheja Floor ,
No.177 , Anna Salai , Chennai – 600 002.
Email id : Creationspromoters@gmail.com

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale and construction agreement 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 to cover the cost of construction and the land cost to be used only for that purpose 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 November 2025 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 there under

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- (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) The 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 violation/ deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.
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 here in, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch : Indian Overseas Bank
Choolai Branch,
Chennai – 600 003.

Account Number : 0245 0200 0002 636

Dated : 13.05.2022.

Place : Chennai-8

ADVERTISEMENT IN ANY FORM
SHOULD CONTAIN RERA
REGISTRATION NUMBER AND
WEBSITE ADDRESS OF THIS
AUTHORITY (www.rera.tn.gov.in)

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

[Signature]
13/05/2022
Additional Director
(Operation),
TNRERA, Chennai-8.

