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Rainbow Foundations Ltd.

25th April, 2024

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority
Egmore
Chennai-600008.

Respected Sir,

SUB: Application for Revised Registration of our project "Rainbow Crystal Heights"

REF: File No. TNRERA/1246/2022 & Registration No.TN/29/Building/0086/2022 Dated 24.03.2022.

With reference to the above, we wish to inform you that we have registered our Rainbow Crystal Heights Project consisting of combined Basement Floor + 1st floor to 2nd Floor commercial use and above 2 towers each with 4th floor to 10th Floor Residential Buildings with 56 dwelling units at New Door Nos.302/1 & 302/2, 304, Purasawalkkam High Road, Kilpauk, Chennai-600010 comprised in R.S. No.3048 of Purasaiwalkkam Village, with TN RERA and obtained Registration Certificate No.TN/29/Building/0086/2022 on 24.03.2022.

Subsequently we have applied for revised proposal of High Rise Building for commercial cum residential building with combined Double Basement Floor (Parking) + Stilt Floor (Parking) + over and above 2 towers each with 1st Floor to 18th Floor Part residential buildings with 126 dwelling units with CMDA and obtained sanctioned planning permit vide its Letter No. CMDA/PP/HRB/N/0622/2022 on 18.03.2024. The copies of the Planning Permit & Building Permit with sanctioned Plans are enclosed herewith for your perusal.

We are submitting herewith the requisite Application and other relevant documents to you for revised registration of our project **"Rainbow Crystal Heights"**

Kindly acknowledge the receipt and issue the Revised Certificate at the earliest.

Thanking you,
Yours faithfully
For RAINBOW FOUNDATIONS LIMITED

NITESH JAIN
CFO

RAINBOW FOUNDATIONS LIMITED
CHENNAI

Encl: As above

No.4, Thanikachalam Road, T.Nagar, Chennai - 600 017 I Phone : 044 2434 4647, 2435 4647
GSTIN : 33AAACR3089B1ZR | CIN No. : L55101TN1994PLC027739
Email : rainbowfoundations@gmail.com I www.rainbowfoundations.in

File No: TNRERA/1246/2022

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/29/ Building /0086/2022 dated 24.03.2022.

Project Name: "RAINBOW CRYSTAL HEIGHTS"

Location of Site: Latitude - 13.08620N Longitude – 80.024807E

Project Details & Address:

Registration of Commercial cum Residential building consisting of combined Double Basement floor (parking) + 1St Floor to 2nd Floor (Commercial use) over and above 2 towers each with 4th Floor to 10th floor Residential Buildings with 56 dwelling units and gym at 3rd floor, at New door No. 302/1,302/2 & 304 (Old door No: 152,152/1 & 2) Purasalawakkam High Road, Kilpauk, Chennai - 600 010. Comprised in R.S.No: 3048 (Old s.no:63), Block No:49, of Purasawalkkam village, Chennai District. CMDA issued Plan Permission No.C/PP/MSB/58 (A to I) /2021 in letter No. C3(N)/033/2019 dated 01.12.2021. Greater Chennai Corporation issued Building Permission No. CEBA/WDCN08/00392/2021 dated 03.01.2022.

Applicant :
(1)M/s.Rainbow Foundations Limited,
(2)M/s.Abirami Theatres Private Limited,
No.4, Thanikachalam Road,
T.Nagar,
Chennai – 600017.
Mail – rainbowfoundations@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 **31.12.2025** 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;

(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.

P.T.O

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:

Bank Name & Branch : **ICICI Bank Ltd, Cenotaph Branch, Chennai**

Account Number : **7777 0530 4806**

Dated: 24.03.2022
Place: Chennai-08.

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

Additional Director
(Operation),
TNRERA, Chennai-8.
24.03.2022

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY TNRERA CHENNAI

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We're honored to be part of your real estate journey

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