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OMR Thoraipakkam,
Chennai, India

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Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	Urban Tree Infrastructures Private Limited
Project Name	:	Fantastic by Urban Tree – Phase I
Project Registration No	:	TN/02/Building/0118/2017 DT. 13.10.2017
Quarter Ending	:	31st December 2019

A. Sales

Sl. No.	Description	No.	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	2 BHK – 94 3 BHK – 46 Total – 140	4810.94 Sq. Mtr 3998.23.40 Sq. Mtr Total 8809.18 Sq. Mtr
2.	Parking Lots	134 Lots	1675 Sq. Mtr
3.	UDS Registered in Sq.m.	126 Units	5833.15 Sq. Mtr

B. Construction

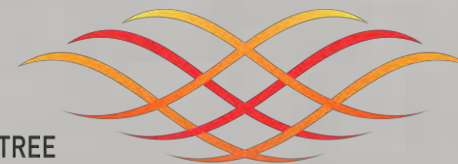
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	C to H	Annexure 1 attached
2.	Status of common Amenities for each Block/Tower, Item wise	Club House STP	Annexure 2 attached

C. Details of Clearances

Partial Completion Certificate received from CMDA on 02.12.2019

D. Latest Photo with Date – Annexure 1 attached.

Note: Report the above particulars under "Registered Projects" in www.tnrra.in



URBAN TREE

FANTASTIC

Phase - I



Regn. No.:

TN/02/Building/0118/2017

dt. 13th Oct. 2017

Quarterly RERA Report

dt. 31st Dec 2019



Section – I

Apartment Booking Details

Apartment Booking Details

Till 31st Dec 2019

TYPE	NUMBER
2 BHK	94
3 BHK	46
TOTAL	140





Section – II

Parking Lot Booking Details

Parking Lot Booking Details

Till 31st Dec 2019

TYPE	NUMBER
CAR PARK LOT's	134





Section – III

Construction Status of the Project

Block C

List of Activities Completed

- ❖ Structure completed
- ❖ Block work completed
- ❖ Internal & External plastering completed
- ❖ Tiling work 100% completed
- ❖ Inner Painting work under progress
- ❖ Terrace Waterproofing & Internal water proofing completed
- ❖ Joineries and Main door fixing work completed
- ❖ Internal Plumbing work complete.
External plumbing work completed.



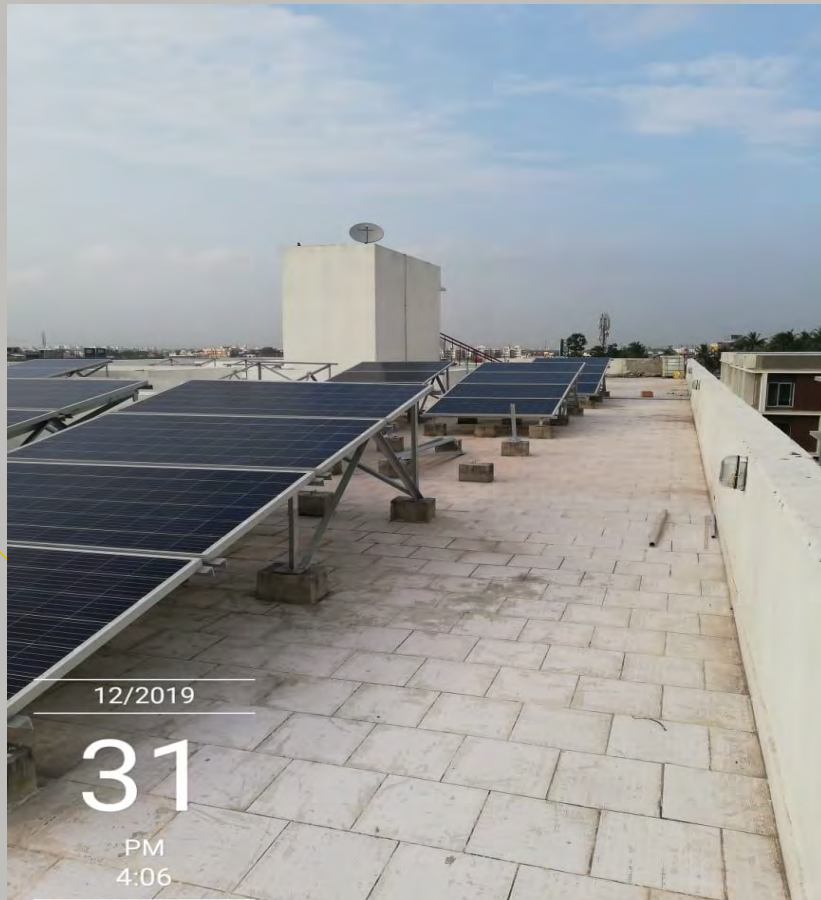
Block C

List of Activities Completed

- ❖ Internal Electrical work conduit, DB fixing, wiring Switches fixing work completed.
- ❖ Lift erection complete Staircase granite work completed.
- ❖ Lift cladding completed
- ❖ Staircase handrail Fixing work completed.
- ❖ External painting work completed .
- ❖ Paver work under completed.
- ❖ Solar panel erection completed.



Block - C



Car parking area paver work and Dg erection completed



Block D

List of Activities Completed

- ❖ Structure completed
- ❖ Block work completed
- ❖ Internal plastering completed ,External plastering work completed.
- ❖ External painting – primer work completed.
- ❖ Internal Primer work completed, 1st coat emulsion under progress.
- ❖ Staircase granite laying work completed
- ❖ Internal flooring & Wall dado work completed.



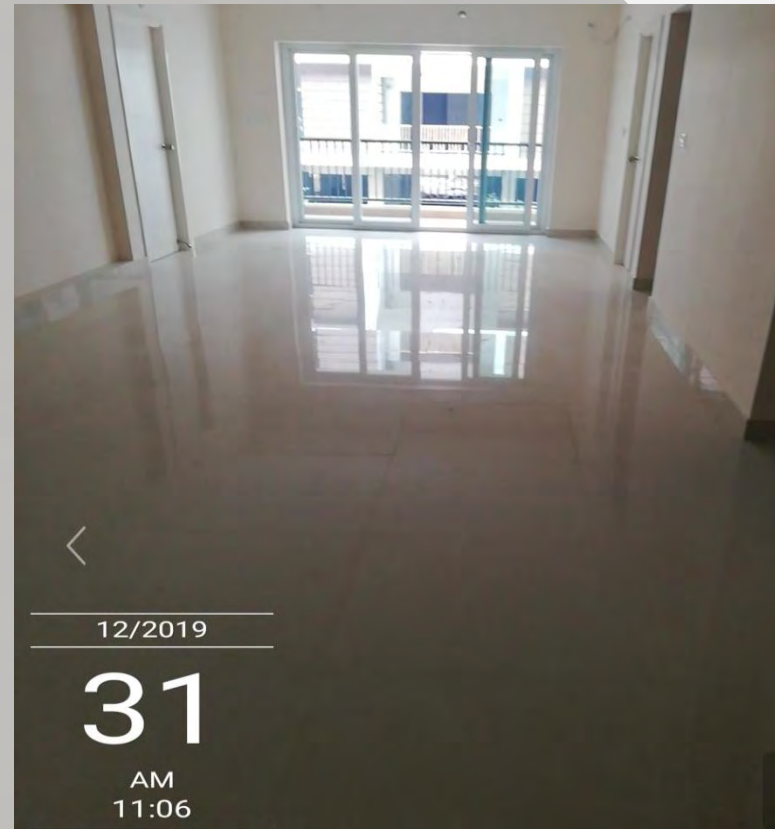
Block D

List of Activities Completed

- ❖ Joineries work under progress.
- ❖ Lift erection work completed.
- ❖ Internal Plumbing work Completed, External Sewage work under completed.
- ❖ Internal Electrical work conduit, DB fixing , Wiring and switches fixing completed
- ❖ Solar panel erection completed.



Block - D



TRANSFORMER & EB PANELLING work completed



Solar panel erection work completed and paver layer work completed



Paver laying – Driveway completed



Block E

List of Activities Completed

- ∞ Structure completed
- ∞ Block work completed
- ∞ Internal & External plastering completed
- ∞ Tiling work completed
- ∞ Internal Putty work and primer & 1st coat Emulsion completed.
- ∞ External 1st coat painting work completed.
- ∞ Terrace Waterproofing and tiling work completed
- ∞ Joineries completed



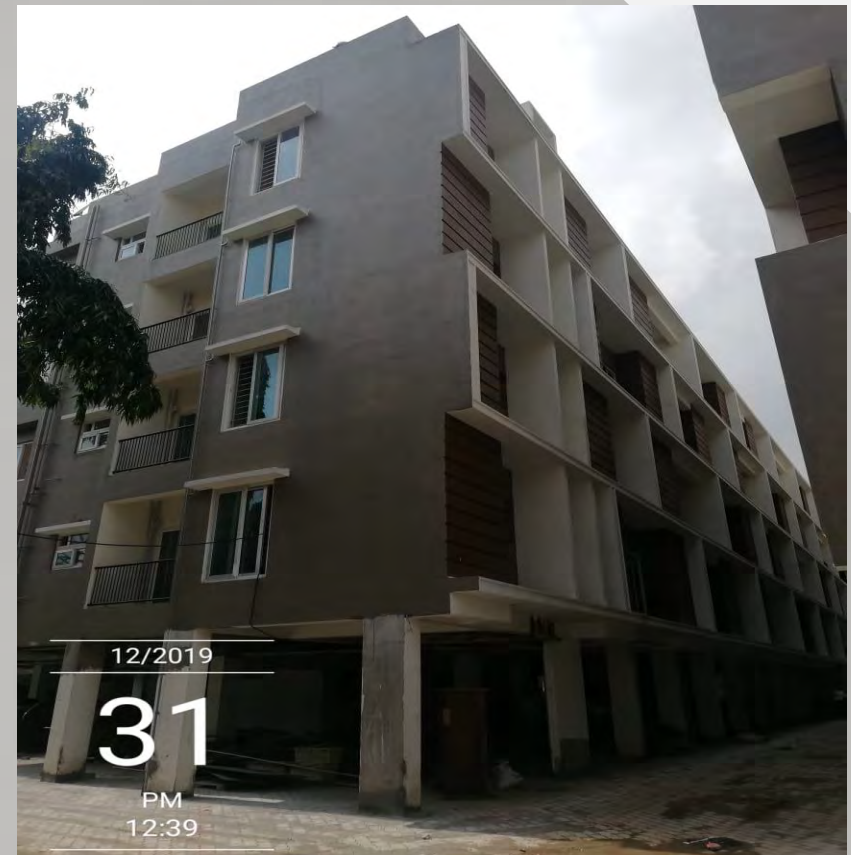
Block E

List of Activities Completed

- ∞ Internal Plumbing work complete. External plumbing work completed
- ∞ Internal Electrical work conduit, Switch box and DB fixing complete and wiring completed
- ∞ Lift erection complete and cladding , Lobby work completed
- ∞ course tile & solar panel erection work completed
- ∞ Staircase handrail fixing work completed.
- ∞ Car parking area paver laying work completed.
- ∞ Driveway paver laying completed.



Block - E



Solar panel erection work completed



EB Room Panel work completed



Block - F

List of Activities Completed

- ∞ Structure completed
- ∞ Block work completed
- ∞ Internal & External plastering completed
- ∞ Tiling work completed
- ∞ Internal Putty work and primer & 1st coat Emulsion work completed.
- ∞ External 1st coat painting completed.
- ∞ Terrace Waterproofing and tiling work completed
- ∞ Solar panel erection completed
- ∞ Joineries work completed



Block - F

List of Activities Completed

- ∞ Internal Plumbing work complete. External plumbing work completed
- ∞ Internal Electrical work conduit, Switch box and DB fixing complete and wiring completed
- ∞ Lift erection complete and cladding , Lobby work completed
- ∞ course tile & solar panel erection work completed
- ∞ Staircase handrail fixing work completed.
- ∞ Car parking area paver laying work completed.
- ∞ Driveway paver laying completed.



External painting work completed



Solar panel erection work completed



Paver laying – Car parking and driveway paver work completed



Block - G

List of Activities Completed

- ❖ Structure completed
- ❖ Block work completed
- ❖ Internal & External plastering completed
- ❖ Tiling work completed
- ❖ Internal 1st coat emulsion Painting work completed
- ❖ Waterproofing and tiling work completed
- ❖ Joineries work completed
- ❖ Staircase granite work completed.



Block - G

List of Activities Completed

- ❖ Lift cladding , lift Lobby work completed
- ❖ Internal and External Plumbing work completed
- ❖ Internal Electrical work conduit, Switch box and DB fixing completed
- ❖ wiring completed, Lift erection completed
- ❖ Paver laying work completed
- ❖ External 1st coat painting work completed.



Block - G



Drive way Paver laying work completed



Block - H

List of Activities Completed

- ∞ Structure completed
- ∞ Block work completed
- ∞ Internal & External plastering completed
- ∞ Tiling work completed
- ∞ Internal 1st coat Painting completed.
- ∞ Terrace Waterproofing and tiling work completed
- ∞ solar panel erection work completed
- ∞ Joineries work completed.



Block - H

List of Activities Completed

- ∞ Staircase granite work complete.
- ∞ Lift cladding completed
- ∞ Internal and External Plumbing work completed
- ∞ Internal Electrical work conduit, Switch box and DB fixing complete and wiring completed.
- ∞ Lift erection and cladding completed
- ∞ Paver laying work completed.



Block - H



Solar panel erection work completed

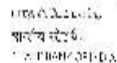




Section – V

Status of Sanctions from Banks / Finance Companies

UrbanTree
DIMENSIONS UNLIMITED



REH/BRT/2017-18/267
Dated 21.10.2017

Project: "FANTASTIC PHASE 1" (BLOCK C, D, E, F, G & H)

Project Name	Project Location	S.No	No. of Units
FANASTIC Phase 1	'Fanastic' Acemal Main Road, Falle Road, Numbura Gram, 509 077	S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 8	

[illegible]

- | Name | Mobile No | e-mail ID |
|---|------------|-------------------------------|
| Shri Ramesh Ch. Kulkarni, H. N. Laxmi Nagar, Kalyan | 9822825111 | rajeshkulkarni@rediffmail.com |
| Shri Virendra M. Prasad, H. N. Laxmi Nagar, Kalyan | 9440051260 | prasadvm1952@gmail.com |

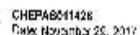
Assists: Herb Dr. Haggerty, R.D.
Hump Loan Marketing Center Head
T5-261thandam - 9445302001

[illegible]

Housing Development Finance Corporation APF

[illegible]

UrbanTree
DIMENSIONS UNLIMITED



16,
Vidya Bhavan, INDIAN INSTITUTE OF MANAGEMENT
New No 85/1, 135, 141, 142, Good Shepherd Square, Kodambakkam high road,
Munichambaram,
CHENNAI - 600 030,
Tamil Nadu

Sd/- Your application to AHS Bank for the approval of subject "FANTASTIC" containing 200 Units of S No 10X11 Pkt. Raju Nagar, Velmool Village Mangalore, Mangalore Taluk, Talasari District.

Page 51

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to you, as holder of the particular unit, as mentioned hereunder:

Reference: ADF No. CHEPA3011428 – FUNTASTIC

* It is presumed that all the material facts concerning the project have been disclosed to me. Any fact that the approved may be considered if any fact disclosed is incorrect or misleading and/or the project development is in violation of statutory law for in any other way detrimental to the interest of the Bank and that of the project and its members.

2. The Bank requests your co-operation in providing any further information or document that may be required for the final approval of the project for customer funding.

2. The approval is effective only if the purchaser who has booked in the subject to apply for all one year from Avia Bank Ltd and it will be the sole discretion of the Bank to approve such application on its merits, fulfilment of the documentary requirement and take its own decision to grant, or not to grant the applicant. The Bank also reserves its right to reject any application it does not wish to finance.

4. You shall not use Axis Bank Ltd logo and in any form of communication without the explicit written consent of the Bank.

In case of future correspondence regarding this project and individual items in this project please quote the APF No. CHEPAS011428

In case of any queries please feel free to contact Mr. Vijayabharath Vennu Mobile No. - 9841488173 and mail is: Vijayabharath.Vennu@axisbank.com

Notes: Ulick A and Brian on hold, since Rara Certificate does not claim in these blocks.

We look forward for a long and mutually rewarding association with you.

ECS: FAL-011K

For Aals Ems Ltd

Authorized Signature: _____

[illegible]

Pre Disbursement Document: Individual

1. Current Jurisdictional Sale Agreement
2. Own Contribution Formula
3. Construction Agreement
4. Tripartite Agreement
5. Office NCC from TATA Capital Housing Finance Limited

Payment Schedule:

STAGE OF CONSTRUCTION	% DISBURSEMENT RECOMMENDED
Pit	52.5
Each Floor Slab (Building RCC not exceeding 60 percent)	27.2
R.R. work	10
Interlocking plaster	10
Finishing	10
Electrification, Woodwork and Painting	2

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ICICI Bank APF



Дата: 21.11.2013

To:
Mrs. Arlene Lee Dinwiddie, Unifab Co.
P.O. Box 96, P.O. Box 1374, Haver,
Georgia 31024, U.S.A.
Kaiser Aluminum High Road,
Birmingham, Alabama
35202, U.S.A.

Sub: Your Application to ERT Bank Ltd for the opening of your account "FANTASTIC BY LEHMAN FRU".
 Name of the ERT Bank: State of Bihar Name: Muzibul Village, Patna, Bihar, India. Phone: 9821000000.

Dear Sirs,

With respect to the above subject, it is observed in return that the basis of your application and the revised financial statement submitted to the Commission is based on the information submitted.

4. The present work and the material facts are contrary to the previous basic conclusion, so we clearly see that the proposed word stress correlates in any state of fact with the need for the same to form to be a grammatical (or stability) factor required to be full but not in any other way determined by the nature of the word and its morphology.

2. [C] Bank may require prior authorization in providing any further information and confirm that we may require recording the request.

3. The approval in effect enables the members who have received the project's equity to a future sale of the PFC. Approved, KFC Bank and AGU will accept the maximum capacity of each applicant according to the amount of loan and will receive the right to take any application that does not fit in a future.

4. After approval of loan, customer needs to submit the documents per Procedures 2 (a), (b) & (c) testing tool changes only.

In case of a failure corresponding to the projected and installed cases in this report, please refer to the GSE file GSE-17-00000.

For more information or queries regarding this subject, please contact our Branch Sales Manager Mr. Sandhil Kumar at 0832137999.

We thank you for your interest in *IEEE Pervasive* and for the time invested in writing a thoughtful comment on our vision with you.

Yours sincerely,

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THE NATIONAL DEPARTMENT
OF THE ARMY - 1914-1915

NOCI Bank Limited
Kowloon S.F. Dai St. 10
Hingahkanta House
Mong Kok, Kowloon
Tel: 2330 1234

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 J. Comp. Pathol. 37: 905–907, 2004, pp. 101–112

Capt. 21120 C. C. Brock, Tower, Lower Chalk Creek
 21120 Poudre Road, Steamboat
 Co., Colo. 80487
 Capt. 21121 K. C. Brock, Tower, Lower Chalk Creek
 21121 Poudre Road, Steamboat
 Co., Colo. 80487

India Bulls Housing Finance Limited APF

[illegible]

Sundaram BNP Paribas Housing Finance Limited APF



SUNDARAM BNP PARIBAS
— HOME FINANCE —

24/08/2017

To
M/s Urban Tree Infrastructures Pvt. Ltd.,
New No 86 / Old No 155
8th Floor, 2nd / 3rd Street
Kudamukkam High Road
Kumbakonam
Chennai - 600 034

Sr

Sub: Your Project FANTASTIC - Varanavaram - land measuring 3 acres and
78 Gawa (83796 sq.ft.) situated in S.No.106/11 (part), situated at Raju Nagar, Numbur
Village, Vedurawoysa Taluk, Tenali Ambattur Taluk, Thiruvarkkadu Municipality, Thiruvellar
District

Ref: APF/24/2017/M/s Urban Tree Infrastructures Pvt. Ltd.,

We are pleased to inform you that the copies of the title deeds and other supporting
documents in respect of your above project have been verified by the company and duly
acknowledged in submission of Registration Certificate of Project under RERA.

We understand that the original documents of the subject mentioned project is under the
custody of M/s Tata Capital Housing Finance Ltd., as it is evident from Mortgage Deed.

The verification of the aforesaid project documents is based on all the material facts on the
project which have been submitted & disclosed to us and it would stand unexcepted if any
material fact is not disclosed and the same is found to be in breach with the statutory laws
pertaining to the project or in any other way detrimental to the interests of the project and its
members.

Sundaram BNP Paribas Home Finance Limited requests your co-operation in
providing any further information or documents that we may require regarding the project.

Please refer individual customers who are interested in the above referred project, who intend
to purchase by availing financial assistance. We shall process the individual cases as per our
Company's lending policy norms and subject to issue of Loan Disbursement Certificate by M/s
Tata Capital Housing Finance Ltd. for the respective individuals for the proposed loan.

We thank you for your interest in Sundaram BNP Paribas Home Finance Limited and ensuring
your best services at all times.

Trusting you

Yours truly,
For Sundaram BNP Paribas Home Finance Limited

Authorized Signatory



SUNDARAM BNP PARIBAS

Sundaram BNP Paribas Home Finance Limited
10, 11th Floor, 2nd, 3rd Street, Chennai - 600 034

Ph: 044-2527 5267, 2527 5269 Fax: 044-2527 2275

Registered Office: 21, Pallava Road, Chennai - 600 034

PAN: AAAC0006610N UIN: U60952TN1909LC042730

Email: apf@sundarambnpparibas.com Web: www.sundarambnpparibas.com



BNP PARIBAS

Tata Capital Housing Finance Limited APF



September 7, 2016

To,
TIRAN TREE INFRASTRUCTURES PVT. LTD.,
New 3rd Bldg, Old No. 113 5th Floor,
Grand Stephen Road Square, (Kodambakkam) 600 021, High Road,
Nungambakkam,
Chennai-600 021.

Subject: Your application to TCHFL for the approval of your Project
"EASTASTON"

Dear Sir,

Reference to the above, we are pleased to inform you that we have accepted your application and approved the proposed project subject to the conditions mentioned herein under.

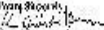
1. The approval is given subject to the condition that the applicant shall be bound to apply for a Home Loan to TCHFL. TCHFL would reserve the right to reject the application and grant the Home Loan as per its policy guidelines. At any point of time, TCHFL reserves the right to reject any application not being in compliance with its policy guidelines.
2. We acknowledge that all matters relating to the Project have been completed. Kindly acknowledge that the approval is given subject to the condition that if any material fact is not disclosed and the same is found to be in violation with the statutory laws, the applicant shall be liable to pay a penalty of Rs. 10,00,000/- in the form of a fine and/or imprisonment.
3. TCHFL requests your cooperation in providing any further information or documents that we may require while processing individual loan applications.

In case of all future correspondence regarding this project under individual loan applications, please quote the project approval no. TCHFL/CH/2016/001 assigned to your project.

In case of any queries please feel free to contact Mr. Manoj Kumar, Managing Director, TCHFL, Chennai-600 021.

We thank you for your interest shown in TCHFL and looking forward for a long and mutually beneficial relationship with you.

Subject to conditions
1) Valuation report

Best Regards,
Vijay Srinivasan

For TCHFL Capital Housing Finance Ltd.
Authorized Signatory

TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Office: 10th Floor, TCHFL Building,
Grand Stephen Road Square, (Kodambakkam) 600 021, High Road,
Nungambakkam, Chennai-600 021.
Branch Office: 10th Floor, TCHFL Building, Kodambakkam, Chennai-600 021.



Construction Status of Common Amenities of the Project

Common Amenities



Club House Block

List of Activities Completed

- Ω Structure completed
- Ω Block work completed
- Ω Internal plastering completed.
External plastering completed.
- Ω Terrace water proofing completed.
- Ω Elevation work completed.
- Ω Staircase Granite & lift cladding
work completed.
- Ω Interior work under progress.
- Ω Solar panel erection completed.
- Ω External painting completed.



Club House Block



Club House Block



HOME THEATRE AND INDOOR GAMES



GYM



MULTI PURPOSE HALL



STP & WTP Plant

List of Activities Completed

- Ω Sewage Treatment Plant structure work completed and water proofing work completed
- Ω Water treatment Plant Structure work completed and waterproofing completed
- Ω STP & WTP erection work completed.



STP Plant & WTP Plant



STP Plant



WTP Plant



FORM – 4
ARCHITECT' S CERTIFICATE

To

28.12.2019

M/s. Urban Tree Infrastructures Private Limited

6th Floor, Good Shepherd Square

#86, Kodambakkam High Road, Nungambakkam

Chennai – 600 034.

Subject: Certificate of Completion of Construction Work of 7 Nos. of Building(s), C to H Blocks & Amenities Block of the I Phase of the Project, 'Fantastic by Urban Tree', (TNRERA Registration Number TN/02/Building/0118/2017) situated on the plot bearing, Survey Nos. 106/11 (Part) as per Patta Survey No. 106/11B in demarcated by its boundaries (latitude and longitude of the end points) 13°3'32.0"N 80°08'49.3" E to the North, 13°3'27.9"N 80°08'48.8" to the South, 13°3'29.0"N 80°08'49.0" to the East, 13°3'32.3"N 80°08'46.1" to the West, situated at Rajiv Nagar, Numbal Village, Maduravoyal Taluk, Tiruvallur District, Thiruverkkadu Municipality, Chennai, PIN 600 077, measuring 9807.69 Sq. Mtrs. area being developed by M/s. Urban Tree Infrastructures Private Limited.

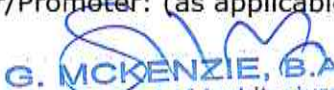
Sir,

We, M/s. Akshara Associates, have undertaken assignment as Architect of certifying Completion of Construction Work of the 7 Nos. of Building(s), C, D, E, F, G, H & Amenities Block of the I Phase of the Project, 'Fantastic by Urban Tree', situated on the Survey No. 106/11 (Part) as per Patta Survey No. 106/11B situated at Rajiv Nagar, Numbal Village, Maduravoyal Taluk, Tiruvallur District, Thiruverkkadu Municipality, Chennai – 600 077 measuring 9807.69 Sq. Mtrs. area being developed by M/s. Urban Tree Infrastructures Private Limited.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- M/s. Akshara Associates as Architect
- M/s. A K Consultant as Structural Consultant
- M/s. Procon Consultants as MEP Consultant
- Thiru. U Mohandass as Site Supervisor

Plot no. : 82, 1st Floor, Gopalan Street, Vasudevan Nagar, Chennai - 600 083


G. MCKENZIE, B.Arch.,
Council of Architecture
Regn. No. CA/2000/26511
CMDA Regn. No. RA/Gr.I/19/08/335
Corporation - R.A. No. 600
Akshara Associates
Plot No. 82, 1st Floor, Gopalan Street,
Vasudevan Nagar, Chennai - 600 083.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that the 7 Nos. of Building(s), C, D, E, F, G, H & Amenities Block of the I Phase of the Project, 'Fantastic by Urban Tree' Building/Block of the Building has been completed in all aspects. The 7 Nos. of Building(s), C, D, E, F, G, H & Amenities Block of the I Phase of the Project, 'Fantastic by Urban Tree' is granted Completion Certificate bearing number EC/C-II/8526/2019 dated 02.12.2019 by Chennai Metropolitan Development Authority (CMDA).

Yours Faithfully,

For **M/s. AKSHARA ASSOCIATES**

Name

Council of Architects (CoA) Registration No.


G. MCKENZIE, B.Arch.,
 Council of Architecture
 Regn. No. CA/2000/26511
 CMDA Regn. No. RA/Gr.I/19/08/335
 Corporation - R.A. No. 600
Akshara Associates
 1st Floor, Gopalan Street,
 Vasudevan Nagar, Chennai - 600 083.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

1st PARTIAL COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To

- 1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Commissioner
Thiruverkadu Municipality,
Thiruverkadu, Chennai

Letter No.EC/C-II/8526/2019

Dated:02-12-2019

Sir,

Sub: CMDA - Enforcement Cell (Central-II) - Completed construction of Special Building Group Development Stilt + 4 floors residential building for Blocks - C, D, E, F, G & H and Block-I - Amenities Block - Stilt Floor + 3 Floors Amenities Block with 204 Dwelling units at Rajiv Nagar, Noombal, S.No.105/3A and 106/11 in Noombal Village, within the limit of Thiruverkadu Municipality - 1st Partial Completion Certificate - Issued - Reg.

- Ref:**
1. CMDA issued Planning Permission in P.P. No.B/Spl.Bldg./169 A to J/2017, dated 06.06.2017 in Letter No.BC1/18393/2014, dated 06.06.2017, Planning Permit No.11413.
 2. 1st Partial Completion Certificate Application dated 22.05.2019, received on 23.05.2019.
 3. EIA compliance Certificate issued by Ministry of Environment, Forests & Climate Change in Lr. No.F.No.EP/12.1/2019-20/SEIAA/17/TN/1170, dated 18.07.2019.
 4. This office letter even no. dated 03.10.2019 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0014449, dated 17.10.2019.

This is to certify that M/s. Urban Tree Infrastructures Private Limited have constructed Special Building Group Development Stilt + 4 floors residential building for Blocks - C, D, E, F, G & H and Block-I - Amenities Block - Stilt Floor + 3 Floors Amenities Block with 204 Dwelling units at Rajiv Nagar, Noombal, S.No.105/3A and 106/11 in Noombal Village, within the limit of Thiruverkadu Municipality sanctioned in revised Planning Permission No.B/Spl.Bldg./169 A to J/2017, dated 06.06.2017 in Letter No.BC1/18393/2014, dated 06.06.2017, Planning Permit No.11413 was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 1st Partial Completion Certificate approved by the Monitoring Committee.

/12/1



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

12/

EC/C-II/8526/2019

2. Accordingly 1st Partial Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/304 /2019, dated:02-12-2019.

3. This 1st Partial Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The 1st Partial Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. However, it is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

Yours faithfully,

Reduamellu
2/12/2019
for MEMBER-SECRETARY

2/12/19

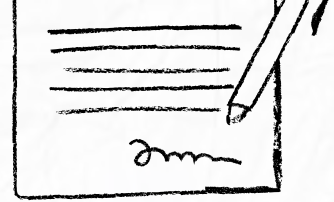
Copy to:

✓ M/s. Urban Tree Infrastructures Private Limited
6th Floor, Good Shepherd Square
No.86, Kodambakkam High Road
Nungambakkam
Chennai - 600 034

2. The Chairperson,
TNRERA, CMDA - Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

4. The System Analyst, Computer Cell, CMDA, (to update Webpage)



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



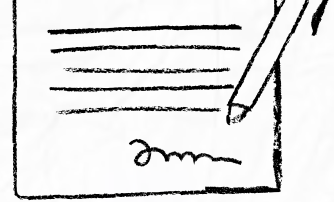
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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate