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# Project - Quarterly Progress Report

| | | |
|---|---|---|
| **Promoter's Name** | **:** | **Vijay Raja Homes Private Limited** |
| **Project Name** | **:** | **Classic Plus Plus** |
| **Project Registration No** | **:** | **TN/01/BUILDING/0239/2018** |
| **Quarter Ending** | **:** | **December 2019** |

**A. Sales**

| Sl. No. | Description | Cumulative No. of Units upto the Quarter | Total Area |
|---|---|---|---|
| 1. | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | 4 | 4679 Sq. ft. |
| 2. | Parking Lots | 4 | - |
| 3. | UDS Registered in Sq.m. | 19E 125.88 Sq. mts.<br>19G 119.65 Sq. mts.<br>19F 114.54 Sq. mts.<br>19B 158.49 Sq. mts. | 518.56 Sq. mts. |

**B. Construction**

| Sl. No. | Description | Block/Tower No. | Status |
|---|---|---|---|
| 1. | Stage of construction of each Block/Tower, Floor wise | Classic Plus Plus | Completed |
| 2. | Status of common Amenities for each Block/Tower, Item wise | Classic Plus Plus | Completed |

| Sl.No. | Description | Percentage |
|---|---|---|
| 1. | Percentage of Completion | 100% |
| | i) Physical | 100% |
| | ii) Financial (Enter Anticipated Project Cost in Lakhs) | 100% |

**C. Details of Clearances**

1. Completion Certificate No. ---------- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

**D. Latest Photo with Date (Atleast from 2 angles)** ---------- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

# CERTIFICATE OF COMPLETION

**12.02.2020**

**TO WHOM SO EVER IT MAY CONCERN**

I hereby affirm, to the best of my knowledge and belief, based on inspections, observations, testing of the Vijay Raja – Classic Plus Plus - project is completed as of December 2019.

Project Details: **Vijayraja Classic** Unamancheri Village, Chengalpattu Taluk ,

Kanchipuram District

Promoter's Name: Vijay Raja Homes Private Limited

Project Name: Classic Plus Plus

Project Registration No.: TN/01/BUILDING/0239/2018

Authorised signatory ,

MOHAMED RASHEED .N
ARCHITECT
COA number - CA/2017/87918
No.30, Ranjith Road, Kotturpuram, Chennai-600085.
CONTACT No: +91 - 9941726283

Mohamed Rasheed .N

( Architect )





**FORM-4**

**ARCHITECT 'S CERTIFICATE**

(To be issued on completion of each of the Building/Block/Tower)

Date: 20/02/2020

To

VIJAY RAJA HOMES (Name & Address of Promoter)

*Subject:* Certificate of Completion of Construction Work of RESIDENTIAL Building/_____Block of the Building of the Project (TNRERA Registration Number TN/01/BUILDING/0239/2018 situated on the Plot bearing Survey no./~~Plot no./Door~~ No. 36/1 demarcated by its boundaries (latitude and longitude of the end points) 12°51'43.92"N , 80°6'35.92"E to the North to the South_____to the East _____to the West of Division UNAMANCHERY Village ____ Taluk CHENGALPET District KANCHEEPURAM PIN 600048 measuring 801.21 sq.mts. area being developed by (Promoter's Name) VIJAY RAJA HOMES

Sir.

I/W MOHAMED RASHEED N have undertaken assignment as Architect/~~Engineer~~ of certifying completion of Construction Work of RESIDENTIAL Building/Block/Tower_____of the Building situated on the plot No./Survey no./ Door no_____of Division_____ UNAMANCHERY Village CHENGALPET Taluk KANCHEEPURAM District 600048 PIN_____ measuring 801.21 sq.mts. area being developed by (Promoter's Name)

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

   (i) M/s/Thiru/Tmt. MOHAMED RASHEED N as Architect/~~Engineer~~

   (ii) M/s/Thiru/Tmt. SOMADEV NAGESH as Structural Consultant

   (iii) M/s/Thiru/Tmt._____as MEP Consultant

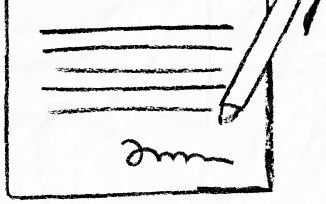
   (iv) M/s/Thiru/Tmt. ARUN KUMAR.N as Site Supervisor/Clerk of Works

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 RESIDENTIAL Building/ Block of the Building has been completed in all aspects. The RESIDENTIAL Building/_____Block of the Building is granted Completion Certificate bearing number_____dated_____by_____(Competent Authority).

*Yours Faithfully,*

MOHAMED RASHEED .N
ARCHITECT
COA number - CA/2017/87918
No.30, Ranjith Road, Kotturpuram, Chennai-600085,
CONTACT No. +91-9941726283

Signature & Name (IN BLOCK LETTERS) (Architect/Structural Engineer/Site Supervisor/Clerk of Works License No.....)



## our services doesn't just end there

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

### Legal & Documentation Services

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

### Property Development & Approvals

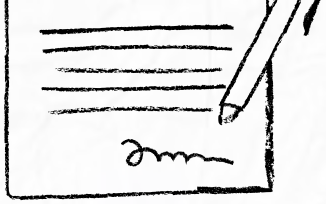
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

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

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