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Emerald Project Quarterly Progress Report

Promoter's Name	:	Raunaq Foundations
Project Name	:	Emerald
Project Registration No	:	TN/29/Building/0350/2018, dated: 23/11/2018.
Quarter Ending	:	DECEMBER 2019

A. Sales

Sl. No.	Description	No.	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	First Floor - 103 Second Floor – 201 203	2390 Sq.ft 2234 Sq.ft 2390 Sq.ft
2.	Parking Lots	2 Nos each	
3.	UDS Registered in Sq.m.	3	164.356 Sq.m

B. Construction

Sl. No.	Description	Block/Tower No.	Status	
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	Work Completed, Outer One coat panting Completed.	
2.	Status of common Amenities for each Block/Tower, Item wise	Single Block	Completed.	



C. Details of Clearances

1. Completion Certificate No. **CC/WDCN08/00152/2019, Dated: 11/12/2019.**
2. Compliance Report, if any (Kindly Specify)**Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **Enclose** (in PDF Format)

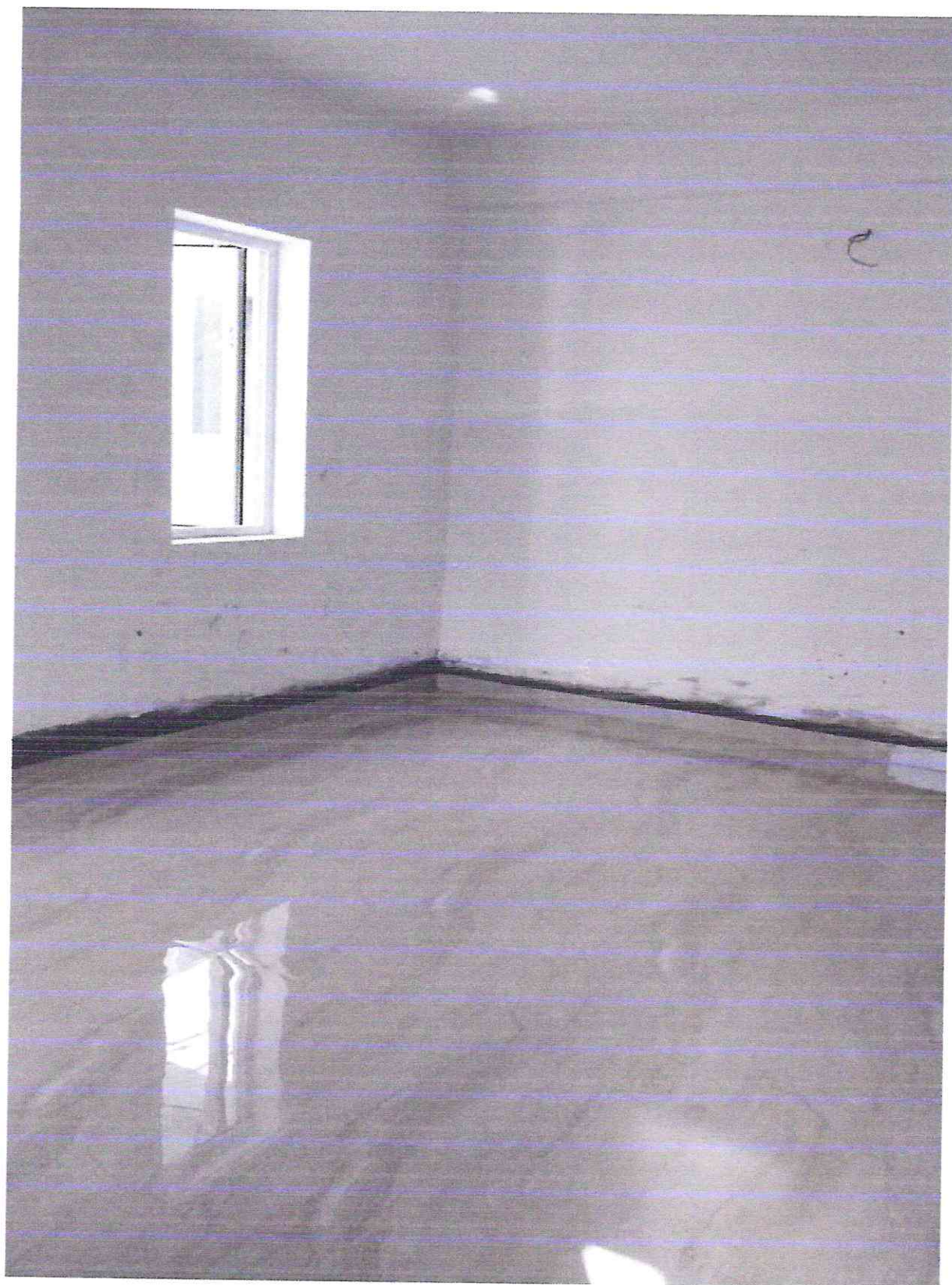
D. Latest Photo with Date (At least from 2 angles) Enclose











FORM-4
ARCHITECT'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

Date: 29.03.2022

To

M/S. Raunaq Foundations.
No.65A, Halls Road,
Kilpauk,
Chennai - 600 010.

Subject: Certificate of Completion of Construction Work of "Emerald" Building of the Project (TN/29/Building/0350/2018 Dated: 16.08.20) situated on the Plot bearing Survey no. 140/1 & 140/24 demarcated by its boundaries (13.0451.5° N, 80.1411.2° E) Property Situated in Survey No. 138/1 to the North Halls Road to the South Property Situated in Survey No, 140/16 and 140/8 to the East Property Situated in Survey No. 140/23 and 140/9 to the west of Division Zone 8 Village Kilpauk Taluk Egmore District Chennai 600 010 measuring 1265.06 sq.mts. Area being developed by M/S, Raunaq Foundations.

Sir,

I P. REENA NISHANTHI LYDIA (Reg No CA/2009/46301, Valid Date - 31.12-2030) have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of "Emerald" Building situated on the plot No./Survey no. 140/1 & 140/24 of Division Zone 8 Village Kilpauk Taluk Egmore District Chennai 600 010 measuring 1265.06 sq.mts. Area being developed by M/S, Raunaq Foundations.

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

M/S Chettinaad Design as Architect/Engineer

Thiru C. Kannan as Structural Consultant

M/s/Thiru/Tmt. as MEP consultant - Nil

Thiru S. Sundaramanikandan as Site Supervisor/clerk of works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that "Emerald" Building/Block of the Building has been completed in all aspects. The "Emerald" Building is granted Completion Certificate bearing number CC/WDCN08/00152/2019 dated 11/12/2019 by Greater Chennai Corporation - Anna Nagar.

Yours Faithfully,

Signature & Name

REENA NISHANTHI LYDIA P B.Arch
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14, II Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Anna nagar
Completion Certificate

From	To
The Zonal Officer, Greater Chennai Corporation, null	1 The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2 The Managing Director, CMWSSB, NO.1, Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN08/00152/2019

Dated: 07/12/2019

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Anna nagar Completed the Construction of Residential/Commercial Building at Door No:NEW NO.71,Block No:10,Survey No:R.S.NO:140/24 & 140/1, Halls Road,Kilpauk,Kilpauk,Egmore, Chennai, 600010 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:null and null dated : null
- 2.Completion Certificate Application online registration :CC/WDCN08/00149/2019 dated :07/12/2019
- 3.This office letter vide No:CC/WDCN08/00149/2019 dated 07/12/2019
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N08/2019-20/17874

(1) This is to certify that Thiru. MS.RAUNAQ FOUNDATION REP BY ITS PARTNER RAUNAQ RUNGTA GPA has completed the construction of Residential / Commercial building at Door No:NEW NO.71,Block No:10,Survey No:R.S.NO:140/24 & 140/1, Halls Road,Kilpauk,Kilpauk,Egmore, Chennai, 600010 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:null and Building Permit No:null dated: null. The building was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of completion certificate approved by the Monitoring Committee.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN08/00152/2019
Dated:11/12/2019

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provision does not cover Structural Stability aspect of the byiding . As far as the structural stability, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / License Surveyor / Architects , who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by K
Sundararajan
Date: 13-Dec-2019 (16:17:56)
Zonal Officer-Anna nagar
Greater Chennai Corporation



our services doesn't just end there



Buying & Selling Services

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.



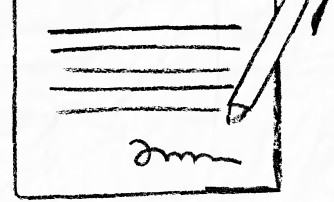
NRI & Investment Services

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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Property Valuation & Cost Estimation

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



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

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