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3/350/2 Mettukuppam,
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Chennai, India

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Project - Quarterly Progress Report

Promoter's Name	:	Urban Tree Infrastructures Private Limited
Project Name	:	Fantastic by Urban Tree – Phase II
Project Registration No	:	TN/01/Building/0059/2018 DT. 19.02.2018
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 – 27 3 BHK – 19 Total – 46	1877.65 Sq. Mtr 1712.19 Sq. Mtr Total 3589.84 Sq. Mtr
2.	Parking Lots	46 Lots	575 Sq. Mtr
3.	UDS Registered in Sq.m.	34 Units	1996.10 Sq. Mtr

B. Construction

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

C. Details of Clearances

D. Latest Photo with Date – Annexure 1 attached.

Note: Report the above particulars under “Registered Projects” in www.tnrrera.in

URBAN TREE
FANTASTIC
Phase - II



Regn. No.:

TN/01/Building/0059/2018

Dt.19.02 2018

Quarterly RERA Report

dt. 31st Dec 2019

URBAN TREE
FANTASTIC
Phase - II

Section – I

Apartment Booking Details

Apartment Booking Details

Till 31st Dec 2019

TYPE	NUMBER
2 BHK	27
3 BHK	19
TOTAL	46



URBAN TREE
FANTASTIC
Phase - II

Section – II

Parking Lot Booking Details

Parking Lot Booking Details

Till 31st Dec 2019

TYPE	NUMBER
CAR PARK LOT's	46



URBAN TREE
FANTASTIC
Phase - II

Section – III

Construction Status of the Project

Block A

List of Activities Completed

- ➞ Structure completed
- ➞ Block work completed
- ➞ Internal & External plastering completed
- ➞ Internal Scrapping work completed.
- ➞ Joineries work completed.
- ➞ Internal Plumbing work completed, External work completed.
- ➞ Internal Electrical work conduit and DB fixing completed & wire pulling under progress.
- ➞ Terrace Waterproofing & Flooring work completed and Tiling work all floors 90% completed.
- ➞ Paver laying work under progress.



Block - A



Terrace tiling work & solar work completed



Inner painting work completed



Block B

List of Activities Completed

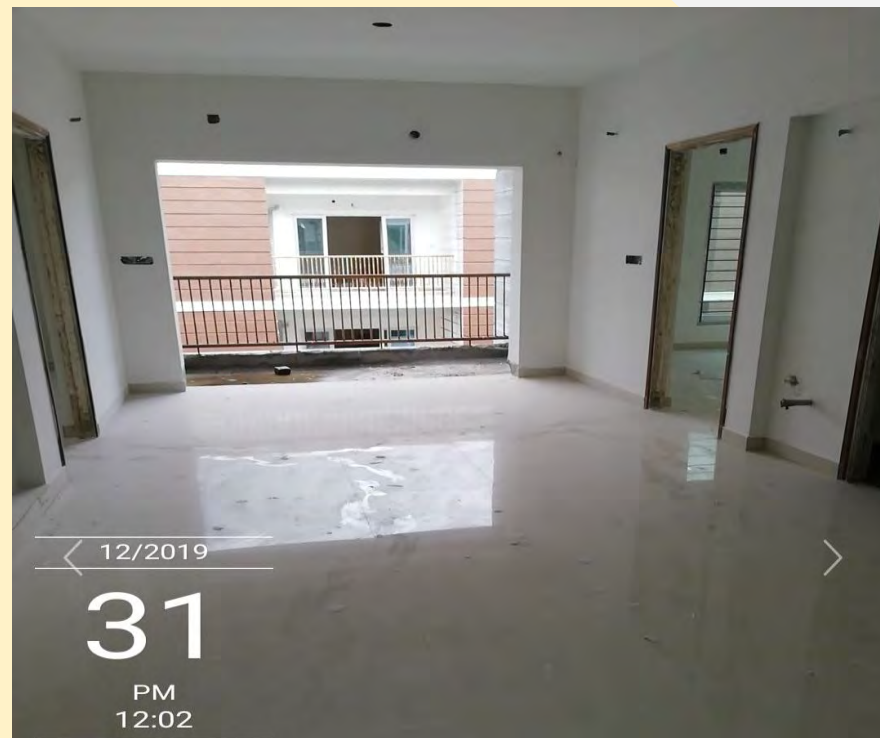
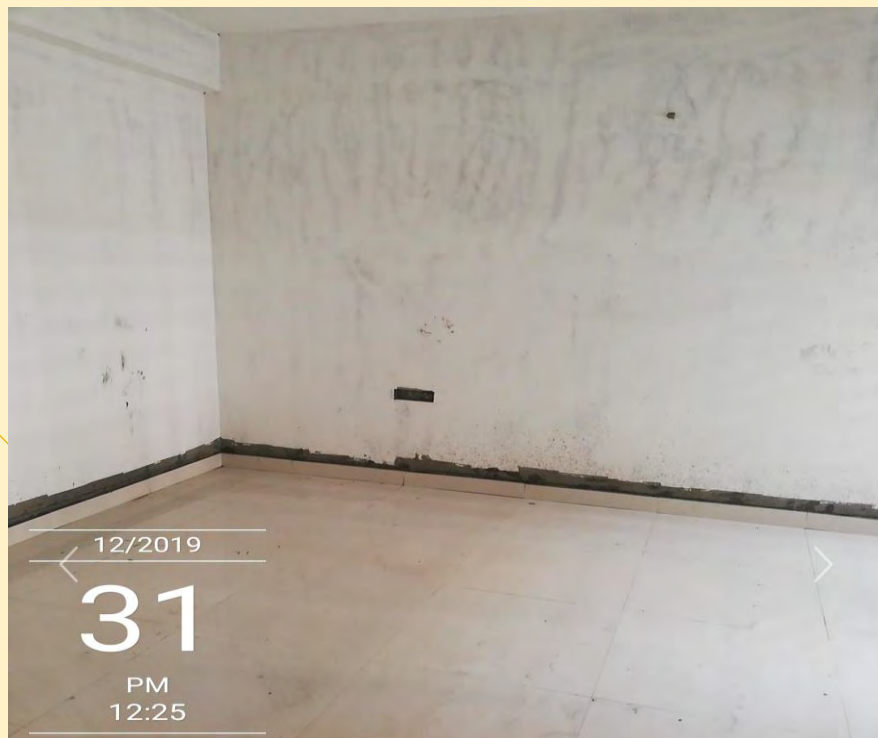
- △ Structure completed
- △ Block work completed.
- △ Internal plastering completed
- △ External plastering completed
- △ Joineries under progress
- △ Internal Plumbing work under progress
- △ Internal Electrical work conduit, DB fixing under work completed.
- △ Water proofing – Toilet & Terrace completed
- △ Flooring work – Wall dado under progress
- △ UPVC Fixing work under progress
- △ Terraces – ABC tile laying and solar foundation work completed.



Block - B



Tile work under progress



Terrace flooring work completed /Solar work under progress



URBAN TREE
FANTASTIC
Phase - II

Section – IV

Status of Sanctions from Banks / Finance Companies

State Bank of India APF



REH/BR/2017-18/267
 गणेश स्टेडिओ
 १०, एम.एम.डी. रोड

The Director
 Urban Tree Infrastructures Pvt Ltd
 New No. 88, Kodambakkam High Road
 6th Floor, Good Shepherd Square
 Nungambakkam, Chennai 600 034

REH/BR/2017-18/267
 Dated 23.10.2017

Sir,

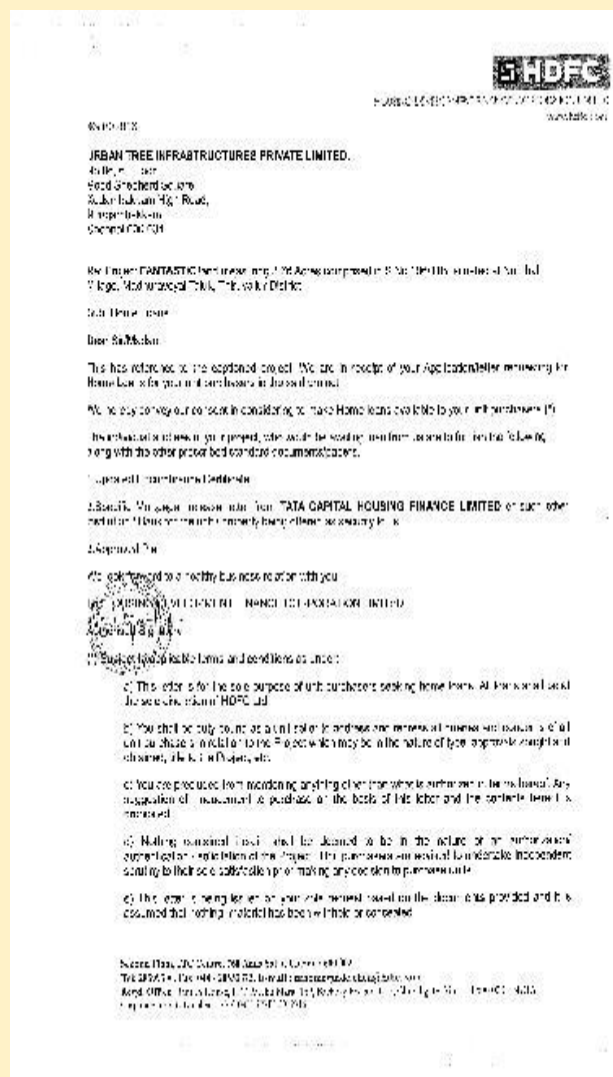
Approval of Special Projects of Regional Order
 M/s. Urban Tree Infrastructures Pvt Ltd
 Project "FANTASTIC PHASE 1" (BLOCK Q, D, E, F, G & H)

We refer to your letter received on 20th September 2017 seeking approval of the regional project under Special Order in up based on the documents submitted and clarification / information provided we have pleasure in advising that the said project with 04 Units, detailed as under has been approved:

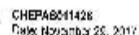
Project Name	Project Location	S.No	No. of Units
FANTASTIC Phase 1	"Fantastic" Acembar Main Road, Rajiv Nagar, Nungambakam - 500 037	S.No. 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577	

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UrbanTree
DIMENSIONS UNLIMITED



UrbanTree
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Sd/- Your application to AXIS Bank for the approval of project "FANTASTIC" consisting 250 Units At S No 10X/1 Ptn. Raju Nagar, Voornal Village Mangarani, Mangarani Taluk, Tumkur District.

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, in so far as per the same need upon receipt of funds.

* He presumed that all the material facts concerning the project have been disclosed to me. And, I note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or if proper development is found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.

2. The approval in effect whereby the purchaser who have looked in the subject to apply for a loan from Arab 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 give, or not to give, the applicant. The Bank also reserved its right to reject any application that does not fit its criteria.

In case of all future comparisons regarding this project and individual items in this project please quote the AFF No. CUEPA8011428

Notes: Clock A and B happen on hold, since Rara Car-Wash does not claim in these blocks.

Ecgr. FA-511X

For Sale Eggs Lx

Approved Signature _____

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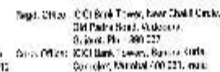
Pre Disbursement Document: Individual

1. Current Unregistered Sale Agreement
2. Own Contribution Formula
3. Construction Agreement
4. Tripartite Agreement
5. Ghana NCC Form TATA Capital Housing Finance Limited

Payment Schedule:

STAGE OF CONSTRUCTION	% DISBURSEMENT RECOMMENDED
Initial	52.5
Elev. Floor Slab (Building ROC not exceeding 60 percent)	27.2
Rework	0
Interior/exterior plaster	0
Finishing	0
Electrical, Woodwork and Painting	2

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UrbanTree
DIMENSIONS UNLIMITED

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Sundaram BNP Paribas Housing Finance Limited APF



SUNDARAM BNP PARIBAS
HOME FINANCE

20/8/2017

To
M/s Urban Tree Infrastructures Pvt. Ltd.,
New No.86 / Old No.158
8th Floor, 2nd & 3rd Shepherd Square
Kulambakam High Road
Kumbakonam
Chennai - 605 004

Sir

Subj: Your Project FANTASTIC - Varanagar - land measuring 3 acres and 78 Gatta (83796 sq.ft.) - situated in S.No.125/11 (part), situated at Raiv Nagar, Numbur Village, Vaduvuwoya, Thiruv. (near Ambatur Taluk), Thiruvarkadu Municipality, Thiruv. District.

Ref: SMP/39/2017/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 regard of your above project have been verified by the company and duly signed & affixed to 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 original documents is based on all the material facts on the project which have been submitted & disclosed to us and it would stand canceled if any material fact is not disclosed and the same is found to be at variance with the statutory laws required to be affixed or in any other way detrimental to the interests of the project and its investors.

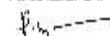
Sundaram BNP Paribas Home Finance Limited requests your co-operation in providing any further information or documents that we may require regarding the project.

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 loans as per our Company's lending policy which may be subject to issue of Loan Discharge Certificate. We 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 assuring you our best services at all times.

Thanking you

Yours truly,
For Sundaram BNP Paribas Home Finance Limited



Authorized Signatory



SUNDARAM BNP PARIBAS

Sundaram BNP Paribas Home Finance Limited
1st Floor, Tower 2, White Field, Chennai - 600 014

Ph: 044-25215267, 25215269 Fax: +91-44-25941275

Regional Office: 11, Palladia Road, Chennai-600 016

PAN: AA-KCHH6611N E: 670221N1399610642730

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



BNP PARIBAS

Tata Capital Housing Finance Limited

APF



September 7, 2016



To:
URBAN TREE INFRASTRUCTURE PVT LTD,
New No 86, Old No 133 5th Floor,
Good Shepherd Square, Kodambakkam High Road,
Mungambakkam
Chennai-600071.

Subject: Your application to TCHFL for the appraisal of your Project
"FANTASTIC"

Dear Sir,

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

1. The approval is given subject to the condition that the above said project is in compliance to apply for a Home Loan to TCHFL. TCHFL would review the same regularly in the application and give the Home Loan as per its policy guidelines. At any point of time, TCHFL reserves the right to reject any application not complying with its norms.
2. We presume that all material facts concerning the Project have been disclosed to us. Kindly undertake that the approval would stand void if any material fact is not disclosed and the same is found to be in violation with the statutory laws required to be fulfilled in a manner not detrimental to the interest of the lender.
3. TCHFL requests your cooperation in providing any further information or documents that may be required while processing individual loan applications.

In case of any correspondence regarding this project under individual loan applications, please contact the project approved as TCHFL/CHFL/0006 assigned to you.

In case of any queries please feel free to contact Sales Manager Mr. Chellachandran
Contact No: 9840049223

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,
Yograj Bhatnagar

For TATA Capital Housing Finance Ltd.
Authorized Signatory

TATA CAPITAL HOUSING FINANCE LIMITED
CORPORATE BRANCH - CHENNAI OFFICE
TCHFL/CHFL/0006 assigned to you
TCHFL/CHFL/0006 assigned to you
TCHFL/CHFL/0006 assigned to you



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

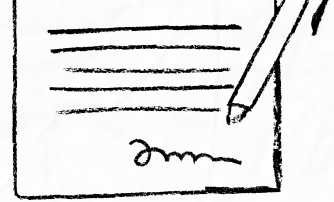


STP Plant



WTP Plant





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.



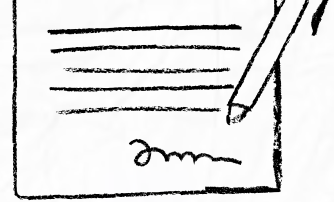
NRI & Investment Services

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



Compliance & Special Services

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



 **empowering your real estate decisions**
with smart tools



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

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

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