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Project - Annual Progress Report

Promoter's Name	M/s RAHUL FLAT DEVELOPERS PVT LTD CIN:U70200TN2011PTC078722
Project Name	"VERTICA"
Project Registration No	TN/02/Building/125/2019 dated:28.08.2019
Annual Reports	Dec-20

A. Sales:

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area(SQ.Mt)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) (Registered and Unregistered)	8	461.32
2.	Parking Lots	6	-
3.	UDS Registered in Sq.m.		310.17

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1- Block - Stilt + 4 Floors and 5th floor (PART)	100% Completed
2.	Status of common Amenities for each Block/Tower, Item wise	1-Block	100% Completed
Sl.No.	Description	Percentage	
1.	Percentage of Completion		
	i) Physical	100 %	
	ii) Financial (Enter Anticipated Project Cost in Lakhs) approx-	23072834.00	

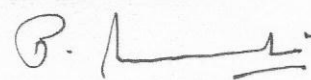
C. Details of Clearances

1. Completion Certificate No - Enclosed
2. Compliance Report, if any (Kindly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7- Enclosed

D. Latest Photo with Date - Attached



For PV ASSOCIATES



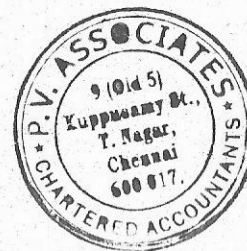
PARTNER

**P. VENKATESH, M.Com., FCA., DISA.,
Chartered Accountant
Membership No.201296**

M/s. RAHUL FLAT DEVELOPERS PVT LTD

AREA STATEMENT (Project : "VERTICA" @ Plot No. 21D, Door No. 6 & 8, 5th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 600 053)

Details of UDS - Registration											14.02.2020
								Car parking			
S.No	Block	Floor	Flat No.	Type	Rera Carpet Area (sq.m)	Total Area (sq.m)	UDS land area (sq.m)	Covered	Open	Allotment	Status
1	I	1	A1	2BHK	59.53	86.31	40.24	1	-	Mr.Santhana Krishanan & Mr. Bala Subramani	Registered
2	I	1	B1	2BHK	59.29	86.31	40.24	1	-	Mr. selvaperumal	Registered
3	I	2	A2	2BHK	59.53	86.31	40.24	1	-	Mr.C.B Praveen Jai & Mrs. L.Kavitha	Registered
4	I	2	B2	2BHK	59.29	86.31	40.24	1	-	Mrs.Ilamathy & Mr.Manikandan	Registered
5	I	3	A3	2BHK	59.53	86.31	40.24	-	1	Mr.Sampath	Registered
6	I	3	B3	2BHK	59.29	86.31	40.24	-	1	M. Ramakrishnan & Mrs.Jayasaraswathi	Registered
7	I	4	A4	2BHK	59.53	86.31	40.24	-	-	Mr. G.Kothandaraman & Mrs. K.Usha	Registered
8	I	4	B4	2BHK	59.29	86.31	40.24	-	-	Builder	Un registered
9	I	5	A5	1BHK	45.33	61.13	28.49	-	-	Mrs. Devi Shree	Registered
Total					521	751.58	350.41	4 Nos	2 Nos		

**For PV ASSOCIATES**

P. Venkatesh
PARTNER

P. VENKATESH, M.Com., FCA., DISA.,
Chartered Accountant
Membership No. 201296

TABLE - B

S No	TASK/ACTIVITY	PERCENTAGE OF COMPLETION	REMARKS
1	Isolated Foundation work	100%	Completed
2	Excavation	100%	Completed
3	Basement	100%	Completed
4	Stilt Floor	100%	Completed
5	First Floor	100%	Completed
6	Second Floor	100%	Completed
7	Third Floor	100%	Completed
8	Fourth floor	100%	Completed
9	Fifth Floor - Part	100%	Completed
10	Internal walls. Internal plaster, Floorings with flats, doors and windows to each to each flats	100%	Completed
11	Sanitary fittings within the flat	100%	Completed
12	Staircase and lobbies at each floor level connection staircase and lifts, overhead tank.	100%	Completed
13	The external plumbing, external plaster and completion of terraces	100%	Completed
14	Installtion of lifts, Genset, Compound wall and all other requirements as may be required to obtain completion certain	100%	Completed

For PV ASSOCIATES



PARTNER

P. VENKATESH, M.Com., FCA., DISA.,
Chartered Accountant
Membership No. 201296

original.

(2)

FORM-4

ARCHITECT'S CERTIFICATE

Date: 05.12.2020

To

The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Subject: Certificate of Completion of Construction Work of **Residential Building/ Single Block** of the Building of the Project (TNRERA Registration Number **TN/02/Building / 125 /2019 Dated: 28.08.2019**) situated on Plot No. 21-D, Door No. 6 & 8, 5th Avenue, Banu Nagar Pudur, Ambattur, Chennai - 600 053, demarcated by its boundaries (latitude and longitude of the end-points) 57.5 feet to the North side, 49.5 feet to the South side, 70 feet to the East side, 71 feet to the West side of Village, Oragadam Village, Ambattur Taluk, Thiruvallur District admeasuring 350.42sq. meter area, being developed by M/s RAHUL FLAT DEVELOPERS PVT LTD having RERA Registration No.TN/02/Building/125/2019 dated:28.08.2019.

Sir,

M/s Architecure Value Plus undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the project "**VERTICA**", situated on the Plot No. 21D & 21D/A, Door No.6/21 & 8/21D, 5th Avenue, Banu Nagar, Ambattur, Chennai -600 053 comprised in Old S.No.125/7B1, New T.S.No.5, Block No. 19, Ward - A of Oragadam Village under Greater Chennai Corporation in Division No. 80, Zone - VII. measuring 751.58 sq.mts. area being developed by M/s **Rahul Flat Developers Pvt Ltd.,**

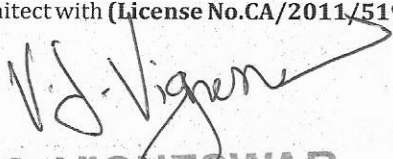
2. Following technical professionals are appointed by the Promoter:

- (i) **Mr. Vigneshwar** as Architect/Engineer
- (ii) **Mr. C. Kannan** as Structural Consultant
- (iii) **Mr. Anandhan** as Site Supervisor

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 "**VERTICA**" Building/ Block of the Building has been completed in all aspects. The Project "**VERTICA**", the Building is granted Completion Certificate bearing number **TN/02/Building/125/2019 dated:28.08.2019** by Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S./Architect with (License No.CA/2011/51914)


V.S. VIGNESWAR
Architect
CA/2011/51914
No. 3, 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566157840



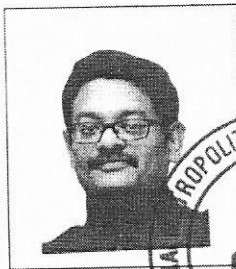
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru V.S.VIGNESWAR** has enrolled as **Registered Architect Gr.I (RA)** with Chennai Metropolitan Development Authority (CMDA), who has the Council of Architecture Registration No.CA/2011/51914 which is valid till 31.12.2022.

He has been given the Registration No.**RA/Gr.I/19/03/022** on **01.03.2019**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **29.02.2024**.



(R.SHIVAKUMAR)

ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008


V.S. VIGNESWAR
Architect

CA/2011/51914
No.3, 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566157840

original

2

C. KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door. 21, Plot No. 257-W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai - 600 020.
Mobile: 9841249815
Email: kannankds2007@gmail.com

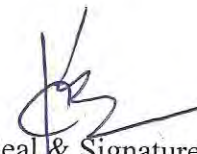
PROJECT COMPLETION CERTIFICATE

NAME OF THE PROJECT	"VERTICA" PLOT NO:21D, 5 TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR, CHENNAI – 600 053
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I C. Kannan M.E (Struct.,) Structural Consultant do hereby issue Project Completion Certificate based on Site inspection on 10.11.2020 and the building has been completed in all respects bearing Plan Approval No. **PP/ SB/ N/ 0060/ 2019 dated: 28.05.2019** and RERA Registration No. **TN/02/Building/125/2019 dated 28.08.2019.**

Place:

Date:


(Seal & Signature)

C. KANNAN, B.E., M.E., (Structure)
Structural Engineer,
CMDA Reg. No: SE/GR-I/19/02/002.
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.



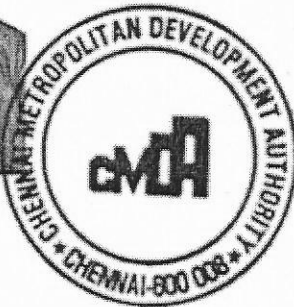
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru C.Kannan** has enrolled as **Structural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **M.E (Structural Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No.**SE/GR-I/19/02/002** on **11.02.2019**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019

This Registration is valid upto **10.02.2024**.




(R.SHIVAKUMAR)
Assistant planner

ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008


C. KANNAN, B.E., M.E., (Structure)
Structural Engineer,
CMDA Reg. No: SE/GR-I/19/02/002.
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of "VERTICA" No. of Building(s)/_OneBlock(s) of the _9 units (2 BH -7 Nos & 1 BHK -1 No) Tower/Block/Building(s) One Block Stilt + 4 floor & 5th Floor (Part) situated on Khasra no./Plot No. Plot No. 21-D, Door No. 6 & 8, 5th Avenue, Banu Nagar Pudur, Ambattur, Chennai – 600 053, demarcated by its boundaries (latitude and longitude of the end-points) 57.5 feet to the North side, 49.5 feet to the South side, 70 feet to the East side, 71 feet to the West side of Village, Oragadam Village, Ambattur Taluk, Thiruvallur District, measuring 350.42sq. meter area, being developed by M/s RAHUL FLAT DEVELOPERS PVT LTD having RERA Registration No. TN/02/Building/125/2019 dated: 28.08.2019, Designated A/C No. 4912000100298001 Bank Name: M/s

Subject: Karnataka Bank Ltd

I R. ANANDHAN have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of "VERTICA" No. of Building(s)/_OneBlock(s) of the _9 units (2 BH -7 Nos & 1 BHK -1 No) Tower/Block/Building(s) One Block Stilt + 4 floor & 5th Floor (Part) situated on Khasra no./Plot No. Plot No. 21-D, Door No. 6 & 8, 5th Avenue, Banu Nagar Pudur, Ambattur, Chennai – 600 053, demarcated by its boundaries (latitude and longitude of the end-points) 57.5 feet to the North Side, 49.5 feet to the South Side, 70 feet to the East Side, 71 feet to the West Side of Village, Oragadam Village, Ambattur Taluk, Thiruvallur District, measuring 350.42sq. meter area, being developed by M/s RAHUL FLAT DEVELOPERS PVT LTD having RERA Registration No. TN/02/Building/125/2019 dated: 28.08.2019, Designated A/C No. 4912000100298001 Bank Name: M/s Karnataka Bank Ltd

3. I R Anandhan -Eng, do hereby issue project completion certificate based on site inspection under my knowledge on 10.11.2020 and building has been completed in all respects bearing Plan Approval No. PP/SB/N/0060/2019 Dated: 28.05.2019 and RERA Registration No. TN/02/Building/125/2019 Dated: 28.08.2019

Signature of Engineer:-

Name

Mr. R. ANANDHAN

Address

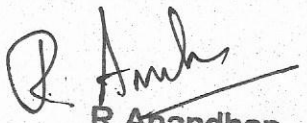
No. 316, 16th Street, N.S.K. Nagar,
Arumbakkam, Chennai - 600 106.

Aadhar No.

7122 7549 7353

PAN No.

DAPPA7755G


R. Anandhan
CE/19/03/029
No. 316, 16th Street, NSK Nagar,
Arumbakkam, Chennai-600106



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

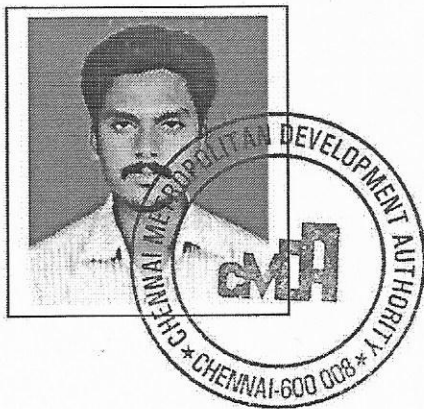
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru R.ANANDHAN** has enrolled as **Registered Construction Engineer (CE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.**, and experience in the relevant field for **10 years**.

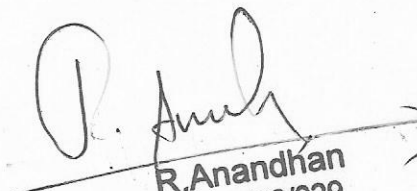
He has been given the Registration No.**CE/19/03/029** on **08.03.2019**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **07.03.2024**.



(R.SHIVAKUMAR)

ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008


R. Anandhan
CE/19/03/029
No.316, 16th Street, NSK Nagar,
Arumbakkam, Chennai-600106



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

2

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 Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No. CMDA/CC/NHRB/N/0023/2020
Sir,

Dated:19-06-2020

Sub: CMDA - Enforcement Cell (North-II) - Completed construction of Stilt + 4 Floors + 5th Floor (Part) residential building with 9 dwelling units at Plot No.21D, Door No.8, 5th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53 comprised in Old S.No.125/7B1, T.S. No.5, Block No.19, Ward - A of Oragadam Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/NHRB/84/2019, in letter No.PP/SB/N/0060/2019, dated 28.05.2019 in Planning Permit No.12467
 2. Completion Certificate Application received on 11.03.2020
 3. This office letter even no. dated 04.06.2020 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016552, dated 15.06.2020.
 5. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019

This is to certify that M/s. Rahul Flat Developers Pvt. Ltd, Rep. by its Managing Director, Thiru R.R. Sridhar GPA of Tmt. S. Latha Sampath have constructed of Stilt + 4 Floors + 5th Floor (Part) residential building with 9 dwelling units at Plot No.21D, Door No.8, 5th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53 in Old S.No.125/7B1, T.S. No.5, Block No.19, Ward - A of Oragadam Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/NHRB/84/2019, in letter No.PP/SB/N/0060/2019, dated 28.05.2019 in Planning Permit No.12467. 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.

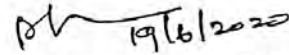
2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II /93/2020, dated:19-06-2020.

/ntr/

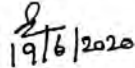
3. This Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it 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 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

 19/6/2020

for MEMBER-SECRETARY

 19/6/2020

Copy to:

- 1 **M/s. Rahul Flat Developers Pvt. Ltd**
Rep. by its Managing Director
Thiru R.R. Sridhar GPA of
Tmt. S. Latha Sampath
No.AA-117, 4th Avenue, Shanthi Colony
Anna Nagar, Chennai – 600 040
- 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 (For Refund of SD for building & DB)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.



VENI
1 BHK & 2 BHK
APARTMENTS
658 Sq.ft TO
929 Sq.ft
Rahul Associates
9841570852 / 90416 11339

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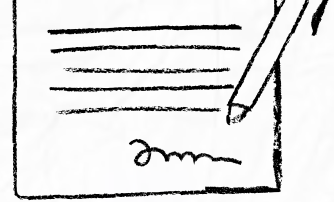


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11/08/2020 03:03 PM



our services doesn't just end there



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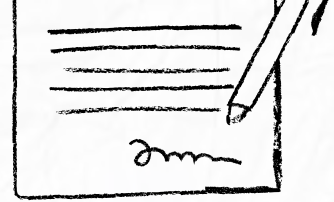
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Property Documentation & Workflow Tools

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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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OMR Thoraipakkam,
Chennai, India

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