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RMS Infrastructure Private Limited

Project - Quarterly Progress Report

Developer Name	:	RMS Infrastructure Private Limited
Project Name	:	RMS 'Pranav'
Project Registration No	:	TN/29/Building /0173/2020
Quarter Ending	:	March' 2022

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)	Annexure Attached	Annexure Attached
2.	Parking Lots		
3.	UDS Registered in Sq.m.		

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Attached	Attached
2.	Status of common Amenities for each Block/Tower, Item wise	NIL	NIL

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3.3 Crore
	Land Cost	1.1 Crore

C. Details of Clearances

1. Completion Certificate No. **C.C.No.EC/South-II/056/2022 dated:02.03.2022 – Attached**
2. Compliance Report, if any (Kindly Specify) - **Attached**
3. Annual Audit Report of Special Account in Form 7 - **Attached**

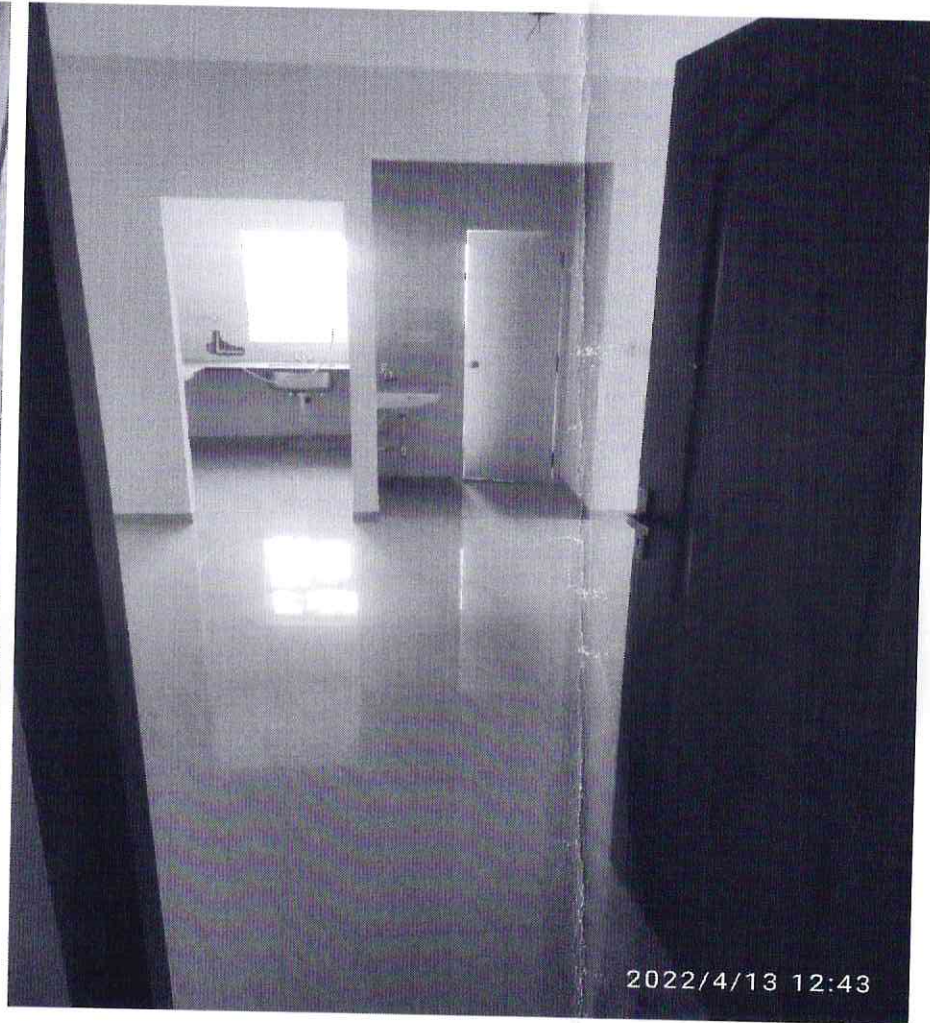
D. Latest Photo with Date (Atleast from 2 angles) - Attached

Annexure													
S.No	Block	Floor	Flat No	Type	RERA Carpet Area (Sq.m)	Wall Thickness (Sq.m)	Exclusive Balcony Area (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq.m) As Per Patta	Car Parking (Nos)		Booked/Un Booked
											Covered	Open	
1	A	1st	101	2BHK	48.53	7.37	1.53	6.72	64.15	32.13	1	0	Booked
2	A	1st	102	2BHK	46.91	7.11	1.70	6.54	62.26	31.18	0	0	Un Booked
3	A	1st	103	1BHK	30.42	5.3	1.70	4.32	41.74	20.9	0	0	Un Booked
4	A	1st	104	2BHK	46.82	6.7	1.04	6.45	61.01	30.55	0	0	Un Booked
5	A	1st	105	2BHK	46.9	7.02	1.84	6.60	62.36	31.23	0	1	Booked
6	A	2nd	201	2BHK	48.53	7.37	1.53	6.72	64.15	32.13	1	0	Booked
7	A	2nd	202	2BHK	46.91	7.11	1.70	6.54	62.26	31.18	1	0	Un Booked
8	A	2nd	203	1BHK	30.42	5.3	1.70	4.32	41.74	20.9	0	0	Un Booked
9	A	2nd	204	2BHK	46.82	6.7	1.04	6.45	61.01	30.55	0	0	Booked
10	A	2nd	205	2BHK	46.9	7.02	1.84	6.60	62.36	31.23	1	0	Booked
11	A	3rd	301	2BHK	48.53	7.37	1.53	6.72	64.15	32.13	1	0	Un Booked
12	A	3rd	302	2BHK	46.91	7.11	1.70	6.54	62.26	31.18	1	0	Un Booked
13	A	3rd	303	1BHK	30.42	5.3	1.70	4.32	41.74	20.9	0	0	Un Booked
14	A	3rd	304	2BHK	46.82	6.7	1.04	6.45	61.01	30.55	0	0	Un Booked
15	A	3rd	305	2BHK	46.9	7.02	1.84	6.60	62.36	31.23	1	0	Un Booked
			Total		658.74	100.5	23.43	91.89	874.56	437.97	7	1	

North and South View



First Floor



Second Floor



Third Floor



FORM-4

ARCHITECT'S CERTIFICATE

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

Date:

To The Chairperson

TNRERA, Chennai (Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of RMS Pranav Building/Block of the Building of the Project (TNRERA Registration Number TN/29/BUILDING/011) situated on the Plot bearing Survey no./Plot no./Door No. 1067 demarcated by its boundaries (latitude and longitude of the end points) _____ to the South _____ to the East _____ to the West of Division MADURAI Village SHOLUN Taluk KANCHI District PURAM PIN 600091 measuring 446.09 sq.mts. area being developed by (Promoter's Name) RMS INFRASTRUCTURE PRIVATE LIMITED

Sir,

I/We _____ have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of RMS Pranav Building/Block/Tower _____ of the Building situated on the plot No./Survey no./ Door no. 1067 of Division _____ Village _____ Taluk _____ District _____ PIN _____ measuring _____ sq.mts. area being developed by (Promoter's Name) RMS INFRASTRUCTURE PRIVATE LIMITED

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

- (i) M/s/Thiru/Tmt. R. SRINIVASAN as Architect/Engineer
- (ii) M/s/Thiru/Tmt. S. NAGESH as Structural Consultant
- (iii) M/s/Thiru/Tmt. _____ as MEP Consultant
- (iv) M/s/Thiru/Tmt. P. VIGNESHWARAN 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 RMS Pranav Building/Block of the Building has been completed in all aspects. The RMS Pranav Building/Block of the Building is granted Completion Certificate bearing number CMDA/CC/NH dated 02/03/2022 by SECRETARY (Competent Authority). MEMBER

Yours Faithfully,

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


R. SRINIVASAN, B. Arch
Registered Architect
COA Reg No. CA/2007/40772
CMDA Reg No: RA/Gr.1/19/04/186
#15, Palur Kanniyappan Street,
Chennai - 600 004.
Phone: 43518045/6, Fax: 044 43518049



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0050/2022

Dated: 02.03.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units at Plot No.1067, Ram Nagar South, 10th Main Road, Madipakkam, Chennai-600 091 comprised in Old S.No.119 & 120 (as per patta), S.No.119/27B & 27C of Madipakkam Village within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref: 1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No.B/NHRB/02/2020, dt.03.01.2020 in Planning Permit No.13071 in letter No.PP/NHRB/S(B2)/0918/2019 dated 03.01.2020.
3. Completion Certificate Application received from R.M.S.Infrastructure Pvt. Ltd., Represented by Thiru.Murugappan Sethuraman on 07.02.2022.
4. This office D.C.Letter even No.dt.23.02.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021015 dated 25.02.2022.

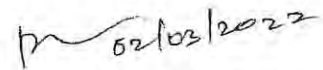
This is to certify that R.M.S.Infrastructure Pvt. Ltd., Represented by Thiru.Murugappan Sethuraman has Completed the Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units at Plot No.1067, Ram Nagar South, 10th Main Road, Madipakkam, Chennai-600 091 comprised in Old S.No.119 & 120 (as per patta), S.No.119/27B & 27C of Madipakkam Village within the Limits of Greater Chennai Corporation vide CMDA Planning Permission in the reference 2nd cited. It 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/South-II/ 056 /2022 dated 02.03.2022.

3. 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. 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

 02/03/2022

for MEMBER-SECRETARY

Copy to:

1. R.M.S. Infrastructure Pvt. Ltd.,
Rep. by Thiru.Murugappan Sethuraman,
No.15, Poes Garden,
Chennai - 600 086.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

(TNRERA Project registration No.
TN/29/Building/0173/2020, dated
10.06.2020 in file
No.TNRERA/2010/2020)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit for
Building and Display Board)

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.



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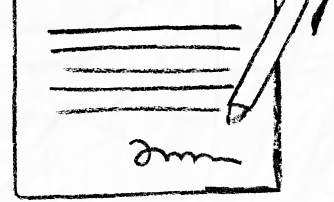
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Property Documentation & Workflow Tools

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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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