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FORM-4

ARCHITECT'S CERTIFICATE

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



To

RANK PROJECTS AND DEVELOPMENT PVT LTD
33/2, B1, RANK PARADISE, MULLAI NAGAR,
SURAMANGALAM, SALEM -636 005

Subject: Certificate of Completion of Construction Work of the Building/ Block of the Building of the Project (TNRERA Registration Number TN/29/BUILDING/0333/2020) situated on the Plot bearing Survey no./Plot no./Door 78;88;13/12 demarcated by its boundaries (latitude and longitude of the endpoints longitude of the end points) to the North north Mada Street to the South 12 feet service lane to the East Plot no:90 to the West Plot No. 86 Village Venkatapuram Taluk Guindy District Chennai PIN 600 015 measuring 1033.69 sq.mts. area being developed by RANK PROJECTS AND DEVELOPMENT PVT LTD

Sir,

I/WE S. Mathanveer have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Building/Block/Tower of the Building situated on the Plot bearing Survey no./Plot no./Door No. 78;88;13/12 Village Venkatapuram Taluk Guindy District Chennai PIN 600 015 measuring 1033.69 sq.mts. area being developed by RANK PROJECTS AND DEVELOPMENT PVT LTD

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

- (i) M/s/Thiru/Tmt. S. MATHANVEER as Architect/Engineer
- (ii) M/s/Thiru/Tmt. S. MATHANVEER as Structural Consultant
- (iii) M/s/Thiru/Tmt. R. PERUMAL as MEP Consultant
- (iv) M/s/Thiru/Tmt. C. HARI KRISHNAN 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 the Building/Block of the Building has been completed in all aspects. The Building/Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/0294/2021 dated 08.10.2021 by CMDA (Competent Authority).

Yours Faithfully,

S. MATHANVEER

S. MATHANVEER M.E (Struct)

Registered Engineer

CMDA - RE-GR-II-19-03-008

GCC - SE - 201212019

DTCP - CGL - RE-GR-II-2019-08-009

#189, Nehru Nagar, 4th Street,

Anna Nagar, Chennai - 600 040.

Mob: 9884423835, 8190892455

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



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY ROAD

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/VCC/NHRB/S/0294/2021

Dated:08.10.2021

Sir, Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Stilt floor + 3 Floors (12 m height) Residential building with 6 dwelling units availing Premium FSI at Plot No.88, New Door No.13, Old Door No.22, North Mada Street, Srinagar Colony, Saidapet, Chennai - 600 015 in T.S.No.78, Block No.4 of Venkatapuram 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/412/2019 in Planning Permit No.12995 vide letter No.PP/NHRB/S(B1)/0782/2019 dated 25.11.2019.
3. Completion Certificate Application received from M/s.Rank Projects And Developments Pvt. Ltd., Represented by its Managing Director Thiru.S.Vinothkumar.
4. This office D.C.Letter even No.dt.06.10.2021
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020131 dated 07.10.2021

This is to certify that M/s.Rank Projects And Developments Pvt. Ltd., Represented by its Managing Director Thiru.S.Vinothkumar has Completed the construction of Stilt floor + 3 Floors (12 m height) Residential building with 6 dwelling units by availing Premium FSI at Plot No.88, New Door No.13, Old Door No.22, North Mada Street, Srinagar Colony, Saidapet, Chennai - 600 015 in T.S.No.78, Block No.4 of Venkatapuram Village within the Limits of Greater Chennai Corporation vide CMDA Planning Permission issued 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.

Accordingly Completion Certificate is issued for the above constructed at
C.C. No.ET/ South I/ 279 /2021 dated 08.10.2021.

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 405) 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,

[Signature] 08/10/2021
for MEMBER-SECRETARY

Copy to:

1. M/s Rank Projects And Developments Pvt. Ltd., Represented by its Managing Director Thiru.S Vinothkumar, No 33/2, B-1 Rank Paradise, Mullai Nagar, Suramangalam, Salem - 636 005.
2. The Chairperson, TNRERA, CMDA Tower-B, 1st Floor, Egmore, Chennai - 600 008.
3. The Deputy Financial Analyst Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA (to update Webpage).

(TNRERA Project Registration No.TN/29/
Building/0333/2020 dt 14.09.2020 in file
No.TNRERA/3719/2020)

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

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.





UNION BANK OF INDIA
CHAMIER ROAD BRANCH - CHENNAI
67, CHAMIER ROAD, NANDANAM, CHENNAI, TAMILNADU, PIN 600018
PH. 044 -23460717 E-MAIL: chamiersroad@unionbankofindia.com

Ref. No.: CRC: RERA: 101: 2021-22

Date: 01-11-2021

To,
M/s. Rank Projects & Development Pvt Limited.,
33/2, B1, Rank Paradise, Mullai Nagar,
Suramangalam, Salem
Tamilnadu - 636005

Sir,

Subject: RERA Account Balance Confirmation as on 01.11.2021 in Union Bank of India,
Chemiers Road Branch, Chennai.

We hereby confirm about the following account as on 01.11.2021,

REF: A/C NO. 332301010050745 (URCA): (Date of Account Opening - 04.03.2020)
332301010050750 (URPA): (Date of Account Opening - 04.03.2020)
332301010050751 (URO): (Date of Account Opening - 04.03.2020)

We hereby confirm the following balance for the above account as on 01.11.2021

A/C NO. 332301010050745 (URCA): Rs. NIL (No any transaction in the account)
332301010050750 (URPA): Rs. NIL (No any transaction in the account)
332301010050751 (URO) : Rs. 8,821.02 (Cr Balance)

As per
MANAGER 



our services doesn't just end there



Buying & Selling Services

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



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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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