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Date:-13.12.2021

Project - Annual Report

Promoter's Name	**M/s RAHUL ASSOCIATES AA-117, SHANTHI COLONY, ANNA NAGAR, CHENNAI - 600 040**
Project Name	**"NANDI GARDENS"**
Project Registration No	**TN/29/BUILDING/0365/2020 DATE.30.09.2020**
Annual Report	**Dec-21**

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)**	19	1403.15
2.	Parking Lots		-
3.	UDS Registered in Sq.m.		668.90

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)		**90%**

C. Details of Clearances

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

D. Latest Photo with Date – Attached

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

P.V. ASSOCIATES * CHARTERED ACCOUNTANTS * 9 (Old 5) Kuppusamy St., T. Nagar, Chennai 600 017.

For PV ASSOCIATES

PARTNER

M/s. RAHUL ASSOCIATES

AREA STATEMENT (Project Name :"Nandi Gardens", @ Plot No. 18,19,20, Venkateswara Nagar, Masilamaneeswarar Street, Ambattur, Chennai - 53.)

										Car parking		
S.No	Floor	Flat No.	Type	Rera Carpet	Exclusive Balcony	Proportionate Common	Plinth Area (sq.m)	Total Area	UDS land	Covered	Open	Status
1	1	A1	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
2	1	B1	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
3	1	C1	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
4	1	D1	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
5	2	A2	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
6	2	B2	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
7	2	C2	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
8	2	D2	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
9	3	A3	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	1	-	Registered
10	3	B3	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	1	Registered
11	3	C3	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	1	Registered
12	3	D3	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
13	4	A4	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
14	4	B4	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
15	4	C4	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
16	4	D4	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
17	5	A5	2BHK	55.24	2.79	9.85	65.05	74.91	35.71	-	-	Registered
18	5	B5	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
19	5	C5	2BHK	55.24	2.79	9.71	64.08	73.79	35.18	-	-	Registered
			TOTAL	**1050**	**53**	**185**	**1219**	**1403.15**	668.90			
									TOTAL	**9**	**2**	

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

P.V. ASSOCIATES
9 (Old 5) Kuppusamy St., T. Nagar, Chennai 600 017.
CHARTERED ACCOUNTANTS

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 - Roof work	100%	Completed
5	First Floor - Roof work	100%	Completed
6	Second Floor - Roof work	100%	Completed
7	Third Floor - Roof work	100%	Completed
8	Fourth floor - Roof work	100%	Completed
9	Fifth Floor - Part - Roof work	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 pluming,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 certificate	100%	Completed

P.V. ASSOCIATES CHARTERED ACCOUNTANTS

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

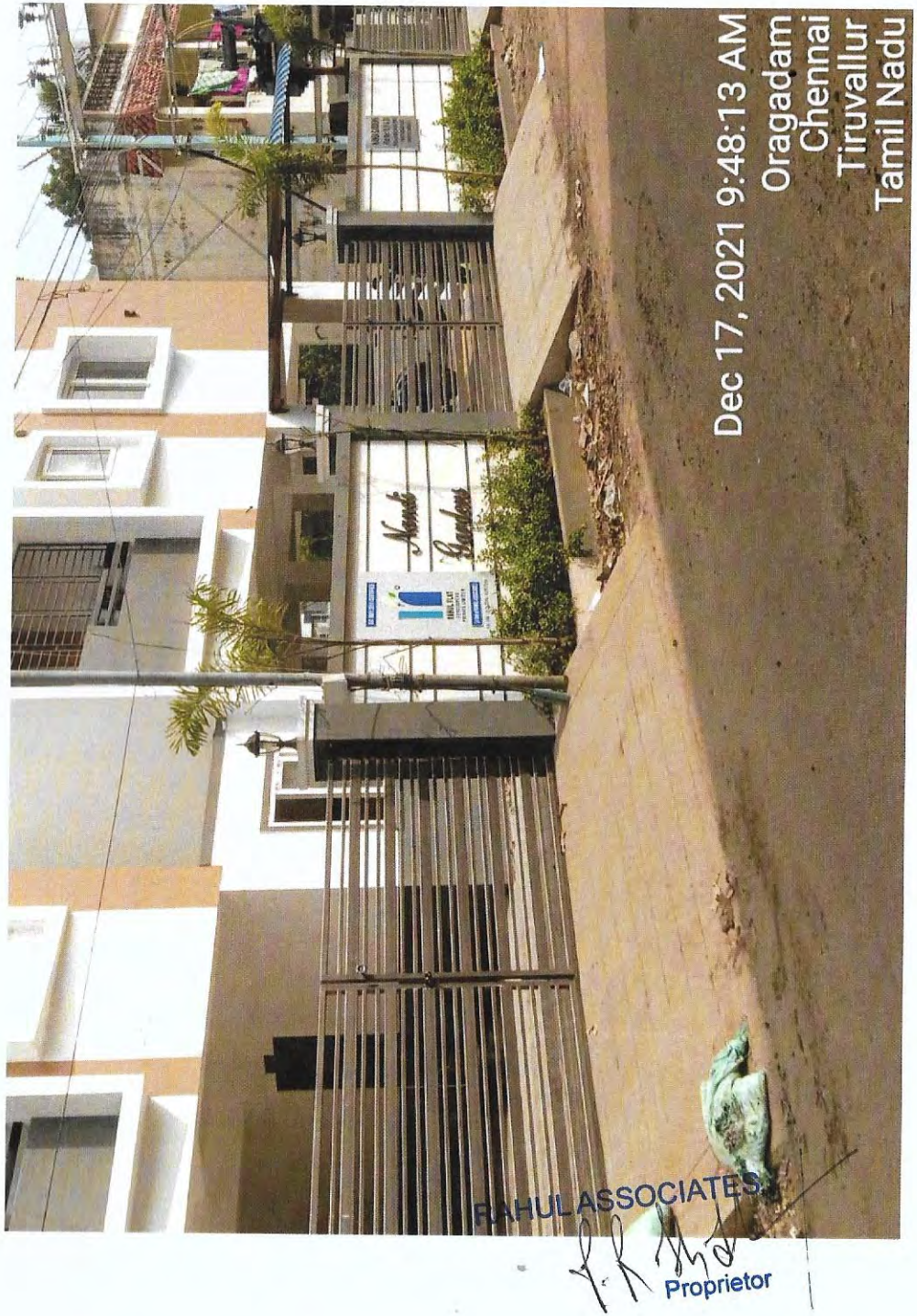




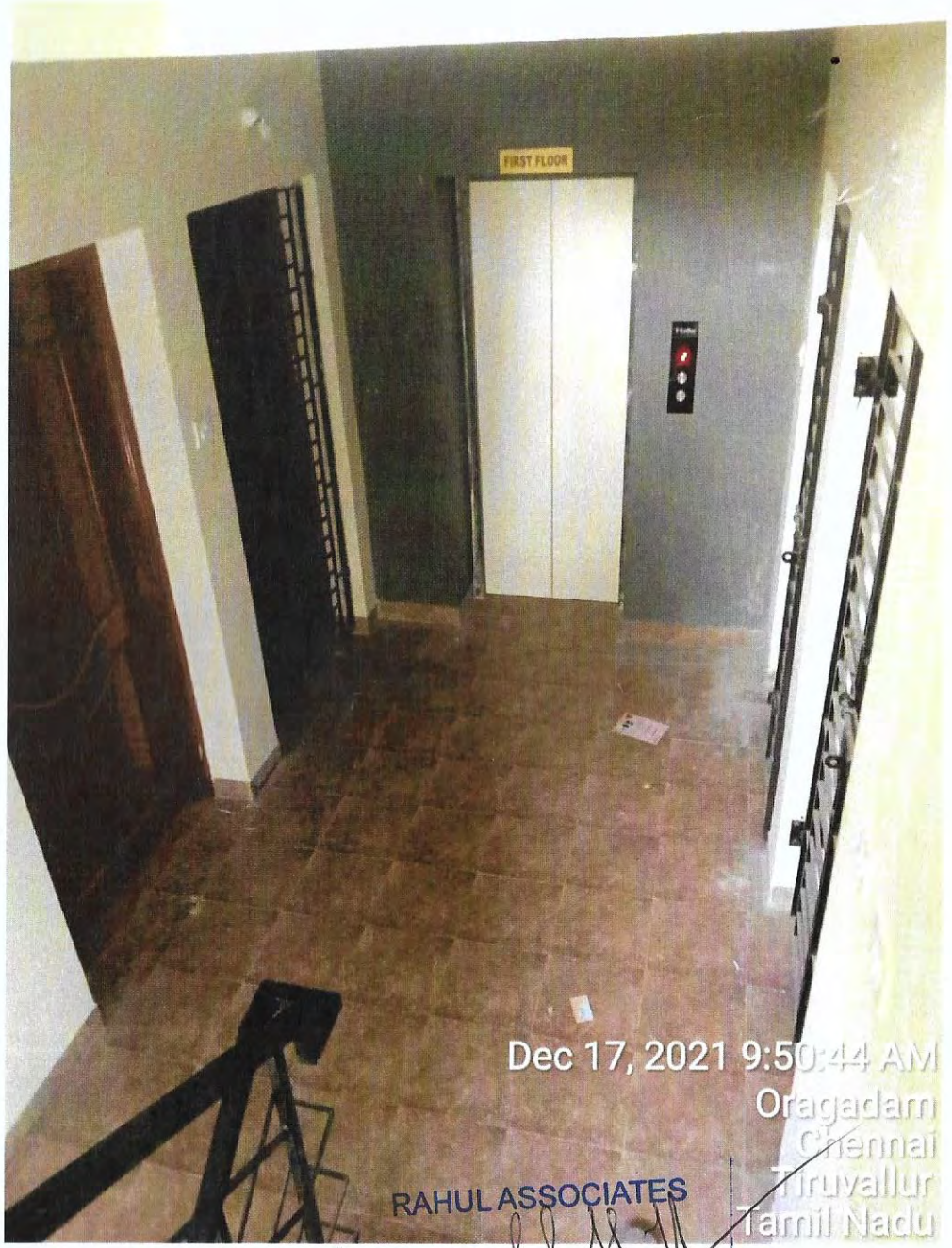
RAHUL ASSOCIATES

Proprietor


Dec 17, 2021 9:47:39 AM
Oragadam
Chennai
Tiruvallur
Tamil Nadu


Dec 17, 2021 9:48:13 AM
Oragadam
Chennai
Tiruvallur
Tamil Nadu
RAHUL ASSOCIATES
Proprietor





RAHUL ASSOCIATES

Proprietor





RAHUL ASSOCIATES
Proprietor

Phone : 28414855

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/N/230/2021 Dated: 31-08-2021

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 4 Floors + 5th Floor (part) Residential building with 19 dwelling units at Plot No.18, 19 & 20, Masilamaneeswarar Street, Venkateshwara Nagar Ambattur, Chennai-53 in Old S.No.20/6, 8 & 9 (as per Document), Old S.No.20/3A1, A1A2part, New T.S. No.72/1, 72/2, Block No.26, Ward - 'A' of Oragadam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/183/2020, in letter No. PP/NHRB/N/69/2020 dated 08.07.2020 in Planning Permit No. 13552.
2. Completion Certificate Application received from the applicant on 13.08.2021.
3. This office letter even no. dated 25.08.2021 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0019842, dated 27.08.2021.
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 Thiru.S.Mahesh has constructed Stilt Floor + 4 Floors + 5th Floor (part) Residential building with 19 dwelling units at Plot No.18, 19 & 20, Masilamaneeswarar Street, Venkateshwara Nagar Ambattur, Chennai-53 in Old S.No.20/6, 8 & 9 (as per Document), Old S.No.20/3A1, A1A2part, New T.S. No.72/1, 72/2, Block No.26, Ward - 'A' of Oragadam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/183/2020, in letter No. PP/NHRB/N/69/2020 dated 08.07.2020 in Planning Permit No. 13552 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-II /235/2021, dated: 31-08-2021.**

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 (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

01/9/2021

for MEMBER-SECRETARY

1/9/21

Copy to:

1. Thiru.S.Mahesh,
   No.AH-41, Shanthi Colony,
   Anna Nagar,
   Chennai-40.
2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

   TNRERA registration certificate of project Form 'C' No.TNRERA/4529/2020 and registration No.TN/29/Building/0365/2020 dated 30.09.2020. The registration shall be valid till 30.11.2021
   (For Refund of SD for building & DB)
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
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.

FORM-4 ARCHITECT 'S CERTIFICATE

Date: 13.12.2021

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/29/Building/0365/2020 dated:30.09.2020 Plot No. 18,19&20, Masilameeswarar Street, Venkateswara Nagar, Ambattur, Chennai – 600 053 comprised in Old S.No. 20/6,8,9 (as per doc) New T.S.No. 72/1 & 72/2, Block No. 26, Old Ward- A of Oragadam Village within the limit of Greater Chennai Corporation** admeasuring **1403.15 sq. meter area**, being developed by **M/s RAHUL ASSOCIATES** having RERA Registration No. **TN/29/Building/0365/2020 dated: 30.09.2020** .

Sir,

M/s Architecure Value Plus undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the project **"NANDI GARDENS", situated on the Plot No. 18,19&20, Masilameeswarar Street, Venkateswara Nagar, Ambattur, Chennai – 600 053 comprised in Old S.No. 20/6,8,9 (as per doc) New T.S.No. 72/1 & 72/2, Block No. 26, Old Ward- A of Oragadam Village within the limit of Greater Chennai Corporation** admeasuring **1403.15 sq. meter area**, being developed by **M/s RAHUL ASSOCIATES**

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 Engineer

3. Based on Completion Certificate received from **Structural Engineer and Site Engineer** and to the best of my/our knowledge, I/We hereby certify that **"NANDI GARDENS"** Building/ Block of the Building has been completed in all aspects. The Project **"NANDI GARDENS"**, the Building is granted Completion Certificate bearing number **C.C.No. EC/ North-II/235/2021, dated: 31.08.2021** by Chennai Metropolitan Development Authority.

Yours Faithfully,

(License No.CA/2011/51914)

V.S. VIGNESWAR
Architect
CA/2011/51914
No. 3, 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566167840

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 Registeration 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

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	**"NANDI GARDENS" PLOT NO:18,19 &20, MASILAMANEESWARAR STREET, VENKATESWARA NAGAR, AMBATTUR, CHENNAI – 600 053**

I C.Kannan M.E (Struct.,) Structural Consultant do hereby issue Project Completion Certificate based on the Site inspection on **15.12.2021** and the building has been completed in all respects bearing Planning Permission sanctioned by **CMDA in P.P No. B/NHRB/183/2020**, Planning Permit No. **13552 and** RERA Registration No.TN/29/Building/0365/2020 dated: 30.09.2020,

(Seal& signature)

Place: Chennai

Date: 17/12/21

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.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008 *

(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.

FORM-2

ENGINEER'S CERTIFICATE

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

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

Subject:

Subject: Certificate of Percentage of Completion of Construction Work of **"NANDI GARDENS"** for Construction of 19 units (2 BHK -19 Nos) One Block Stilt + 4 floor & 5th Floor (Part) situated on Khasra no./Plot No.Plot No. 18,19 & 20, Masilamaneeswarar Street, Venkateshwara Nagar, Ambattur, Chennai – 600 053 comprised in Old S.No. 20/6,8,9 (as per doc) New T.S.No. 72/1 & 72/2, Block No. 26, Old Ward- A of Oragadam Village within the limit of Greater Chennai Corporation, demarcated by its boundaries (latitude and longitude of the end-points)112.5 feet to the North side, 112.5 feet to the South side, 64 feet to the East side, 64 feet to the West side of Village,Oragadam Village, Ambattur Taluk, Thiruvallur District , admeasuring 668.89 sq. meter area, being developed by M/s. RAHUL ASSOCIATES having RERA Registration No.TN/29/Building/0365/2020 dated:30.09.2020, Designated A/C No.4912000100301501 Bank Name: M/s Karnataka Bank Ltd, Anna nagar, Chennai - 600 040

I **R.ANANDHAN** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of **"NANDI GARDENS"** for Construction of 19 units (2 BHK -19 Nos) One Block Stilt + 4 floor & 5th Floor (Part) situated on Khasra no./Plot No.Plot No. 18,19 & 20, Masilamaneeswarar Street, Venkateshwara Nagar, Ambattur, Chennai – 600 053 comprised in Old S.No. 20/6,8,9 (as per doc) New T.S.No. 72/1 & 72/2, Block No. 26, Old Ward- A of Oragadam Village within the limit of Greater Chennai Corporation, demarcated by its boundaries (latitude and longitude of the end-points)112.5 feet to the North side, 112.5 feet to the South side, 64 feet to the East side, 64 feet to the West side of Village,Oragadam Village, Ambattur Taluk, Thiruvallur District , admeasuring 668.89 sq. meter area, being developed by M/s. RAHUL ASSOCIATES having RERA Registration No.TN/29/Building/0365/2020 dated:30.09.2020, Designated A/C No.4912000100301501 Bank Name: M/s Karnataka Bank Ltd, Anna nagar, Chennai - 600 040

1. This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on

1. Following technical professionals were consulted by me for verification /for certification of the cost:

(i) M/s/Shri/Smt Mr. Vigneswaran as Architect / MEP Consultant

(ii) M/s/Shri/Smt Mr.C.Kannan as Structural Consultant

(iiii) M/s/Shri/Smt Mr.Dillibabu as Site Supervisor

2. The project is Completed . We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3.I R Anandhan -Eng, do hereby issue project completion certificate based on site inspection under my knowledge on 01.12.2021 and building has been completed in all respects bearing Plan Approval No.B/NHRB/183/2020 and Permit No. 13552 and RERA Registration No.TN/29/Building/0365/2020 dated: 30.09.2020

Signature of Engineer:-

Name	**Mr.R.ANANDHAN**
Address	No.316, 16th Street, N.S.K. Nagar,
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**.

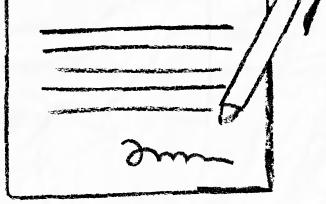
He has been given the Registration No.**CE/19/03/029 on 08.03.2019.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms)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



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

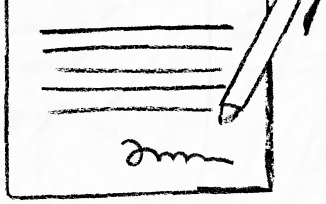
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate