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RADS INFRASTRUCTURE
No.17, Second Floor, Dhandeeswaran Main Road,
Velachery, Chennai - 600 042.
044 - 4218 8270, 2245 1721
radsinfrastructure@gmail.com www.radsinfra.com

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
09 FEB 2026
TNRERA
CHENNAI-102

Revised Format of QPR

I.			
	Promoter's Name	:	M/s. Rads Infrastructure,
	Project Name	:	Project Name: "Senapathy Enclave"
	Project Registration No.	:	TN/29/Building/0375/2020 dated
	Project Registration Date	:	09.10.2020
	Project Completion Date in Form 'C' / Form 'F'	:	31.01.2024
	Quarter Ending	:	December - 2025

II.			
	Bank Name	:	Federal Bank Ltd
	Bank Branch	:	Porur Branch
	E-Mail ID	:	radsinfrasturcture@gmail.com

S. No.	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	—
2	RERA Designated Separate Account (70%)	**15640200002265**
3	RERA Designated Transaction Account (30%)	—

For RADS INFRASTRUCTURE

Partner

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III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	–
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	Rs.3,61,70,220/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	–
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Enclosed
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	–
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	–
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	Stilt Floor + 3 Floors Residential Building with 10 dwelling units No Common Amenities

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VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise	10	10	1316.89
	b) UDS Registered	10	10	580.17

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1.	1A	No	Yes	No	Yes
2.	1B				
3.	1C				
4.	1D				
5.	2A				
6.	2B				
7.	3A				
8.	3B				
9.	3C				
10.	3D				

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X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Stilt Floor + 3 Floors Residential Building with 10 dwelling units	All Floors 100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	
3.	Status of other Common Amenities as indicated in the Construction Agreement	No	

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.340.93 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

XII. Latest **Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles)** Enclosed .

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To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot Nos. 586,587,588,
Ist & IInd Avenue, Anna Nagar East,
Chennai 600102.

Sir,

Sub: Completion of Building Construction Work of Stilt Floor + 3 Floors Residential Building with 10 dwelling residential Units in the Land measuring an extent of 6245 Square Feet (580.16 Sq.mt), situated at Plot Nos.2 & 3, Old Door Nos.2 & 5/1, New Door Nos.3 & 3/1, Ramasamy street, Gopalapuram, Chennai – 600086, comprised in Old Survey No. R.S.No.84/3, New R.S.No.84/3, New R.S.No.84/30 & 84/33, Block No.04 of Mylapore Village, Mylapore Taluk, Chennai District – registered with TNRERA Registration Number vide Form – C bearing No. **TN/29/Building/0375/2020**, dated 19/10/2020, further it was extended by M/s. RADS INFRASTRUCTURE, rep by its Partner, Mr.R.ALWIN RAJA – Furnishing of declaration – reg.

I have registered a real estate project (Building) at Stilt Floor + 3 Floors Residential Building with 10 dwelling residential Units in the Land measuring an extent of 6245 Square Feet (580.16 Sq.mt), situated at Plot Nos.2 & 3, Old Door Nos.2 & 5/1, New Door Nos.3 & 3/1, Ramasamy street, Gopalapuram, Chennai – 600086, comprised in Old Survey No. R.S.No.84/3, New R.S.No.84/3, New R.S.No.84/30 & 84/33, Block No.04 of Mylapore Village, Mylapore Taluk, Chennai District vide Form 'C' TN/29/Building/0375/2020 dated 19/10/2020 with TNRERA.

I/We hereby declare that I/We have obtained water and sewerage connections from CMWSSB Electricity Connection from Tamil Nadu Power Distribution Corporation Limited for the project and all the lifts are functional. The details of the above are given below.

1. **Details of water supply (Proof of connection enclosed):**
   a) Water supply connection obtained from CMWSSB.
   b) Ground water (1 Bore well Provided)

2. **Sewerage (Proof enclosed):**
   a) Sewer line connected to the main sewer line of CMWSSB.

For RADS INFRASTRUCTURE

Partner

3. Electricity:

The project has one transformer of 250 KVA, one RMU has been installed with a capacity of 60 KVA. There are 10 residential 3 phase meters and 1 commercial (common) 10 - 60 amps 3 phase meters and functional. (EB payment card enclosed)

4. Lifts:

The project has 1 number of lifts (passenger) with a capacity of 6 and are functional. (Certificate from lift inspector enclosed)

5. Common Amenities:

Not Applicable

Verification

Verified at Chennai on this 05.02.2026 at the contents. The above information is true to the best of my knowledge and that it conceals nothing and no part of it is false.

I/We understand that if any information furnished by me is found to be false I am liable for action under the Real Estate (Regulation and Development) Act, 2016 and I/We shall comply with the directions issued by TNRERA in this regard.

Signature

For RADS INFRASTRUCTURE

Partner

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

கலைஞர் 100
1924 - 2023

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0527/2023 **Dated: 19.01.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of comprising Stilt Floor + 3 Floors Residential Building with 10 D/U at Old Door No.2 & 5/1, Door No.3 & 3/1, Ramasamy Street, Gopalapuram, Chennai – 600 086 comprised in Old R.S.No.84/3, New R.S.No.84/30 & 84/33, Block No.4 of Mylapore Village within the limit 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/117/2020 dated 21.03.2020 Permit No.13386 in letter PP/NHRB/S(B1)/0099/2020 dated 21.03.2020.
3. **TNRERA letter No.** TNRERA/A2/08506/2023 dated 11.10.2023.
4. Completion Certificate Application received from **M/s. RADS Infrastructure,** Represented by its Partner Thiru.R.Alwin Raja, GPA vide No. CMDA/CC/NHRB/S/0527/2023 dated 13.12.2023.
5. This office DC Advice letter even No. dated 29.12.2023.
6. Applicant letter dated 03.01.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B-0024661 dated 03.01.2024.

*****

This is to certify that **M/s. RADS Infrastructure,** Represented by its Partner Thiru.R.Alwin Raja, GPA has completed the construction of Stilt Floor + 3 Floors Residential Building with 10 D/U at Old Door No.2 & 5/1, Door No.3 & 3/1, Ramasamy Street, Gopalapuram, Chennai – 600 086 comprised in Old R.S.No.84/3, New R.S.No.84/30 & 84/33, Block No.4 of Mylapore Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No. EC/South-I/015/2024 dated 19.01.2024.**

p.t.o.

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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.12).

Yours faithfully,

19/01/2024

for MEMBER-SECRETARY

19/01/24

Copy to:

1. **M/s. RADS Infrastructure,**
   Represented by its Partner
   Thiru.R.Alwin Raja,
   GPA for Tmt.M.Santhoshi,
   No.31-A, 1st Street, Karambakkam,
   Porur, Chennai – 600 116.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (The Chairperson, **TNRERA letter No.** TNRERA/A2/08506/2023 dated 11.10.2023 extending the validity of Registration from 01.02.2023 to 31.01.2024, which the building was registered with Registration No. TN/29/Building/0375/2020 dated 09.10.2020.)

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:

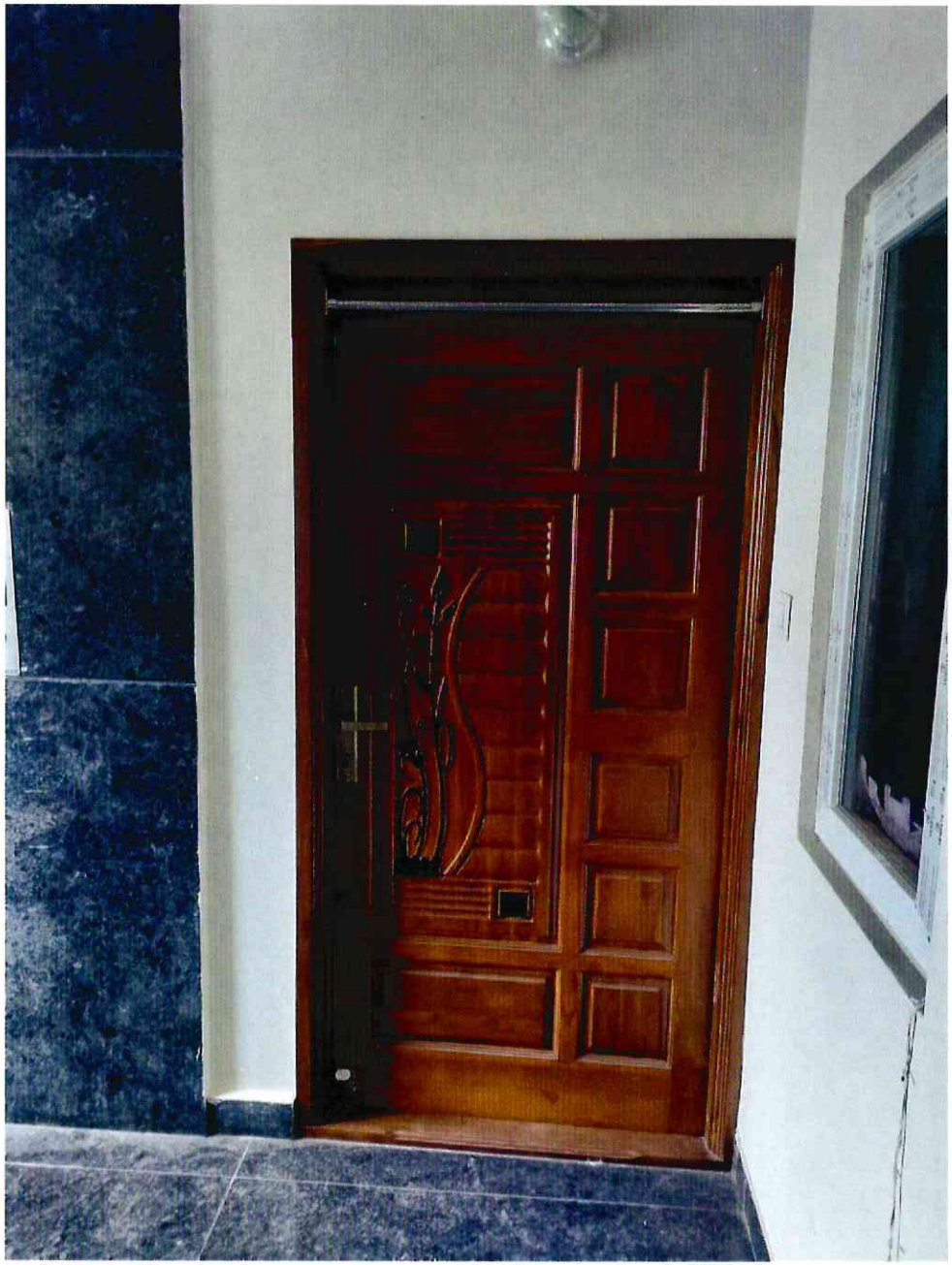
(i) The Original Cash Receipt No. B-0016270 Dated 18.03.2020 for the Security Deposit has been surrendered for refund by the applicants.

(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicants are to be furnished.


RADS
SENAPATHY ENCLAVE









H.G.VINOTH KUMAR, B.ARCH
REGISTERED ARCHITECT - Gr-I
COUNCIL REG. No: CA/2001/28016

GREATER CHENNAI CORPORATION
REG. No: RA002042020

FORM - 4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date: 07/11/2025

To

M/s. RADS INFRASTRUCTURE,
No.17, Second Floor, Dhandeeswaram Main Road,
Velachery, Chennai - 600042.

Subject: Certificate of Completion of Construction Work of Stilt Floor + 3 Floors Residential Building with 10 dwelling units namely '**SENAPATHY ENCLAVE**' (TNRERA Registration Number **TN/29/Building/0375/2020**, dated 19/10/2020) situated at Plot Nos.2 & 3, Old Door Nos.2 & 5/1, New Door Nos.3 & 3/1, Ramasamy street, Gopalapuram, Chennai - 600086, Comprised in Old RS No.84/3, Present R.S. Nos.84/30 & 84/33 in Block No.4 of Mylapore Part I Village, Mylapore Taluk, Chennai District, Demarcated by its boundaries (latitude 13.048287 and longitude 80.258525 of the end points) Property belong to Mohammed Umar in S.No.84/31 to the North, R.S.No.84/29, Plot No.1 to the South, Property belongs to Syed Muneen & Nausheen Muneemin part and Ramasamy Street to the East, Diwan Sahib Thottam to the West measuring **6245 Square Feet** (580.16 Square Meter) area being developed by M/s. **RADS INFRASTRUCTURE.**

Sir,

I, H.G.VINOTH KUMAR have undertaken assignment as Architect of certifying completion of Construction Work of the residential building namely 'SENAPATHY ENCLAVE', Plot Nos.2 & 3, Old Door Nos.2 & 5/1, New Door Nos.3 & 3/1, Ramasamy Street, Gopalapuram, Chennai - 600086, Comprised in Old RS No.84/3, Present R.S. Nos.84/30 & 84/33 in Block No.4 of Mylapore Part I Village, Mylapore Taluk, Chennai District of Division - Particulars - Reg. are being developed by M/s. RADS INFRASTRUCTURE.

(i) M/s/Thiru H.G.VINOTH KUMAR As Architect

(ii) M/s/Thiru K.UTHIRANEDUMARAN As Structural Consultant

(iii) M/s/Thiru C.SUNIL As MEP Consultant

(iv) M/s/Thiru M.SAIRAM As Site Supervisor/Clerk of Works

H.G.VINOTH KUMAR, B.ARCH
REGISTERED ARCHITECT - Gr-I
COUNCIL REG. No: CA/2001/28016

GREATER CHENNAI CORPORATION
REG. No: RA002042020

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that One (Stilt Floor + 3 Floors) Residential Building with 10 dwelling units namely 'SENAPATHY ENCLAVE' has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The One (Stilt Floor + 3 Floors) Residential Building with 10 dwelling units namely 'SENAPATHY ENCLAVE' is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0527/2023, dated 19/01/2024 by the Chennai Metropolitan Development Authority (CMDA).

Yours Faithfully,

H.G. VINOTH KUMAR, B.ARCH,
REGISTERED ARCHITECT-Gr-I,
COUNCIL REG. No: CA/2001/28016
GREATER CHENNAI CORPORATION,
REG. No: RA002042020
RG 24, LLOYDS COLONY.
ROYAPETTAH, CHENNAI-600 014.

Signature & Name of Architect

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Date: 06/11/2025

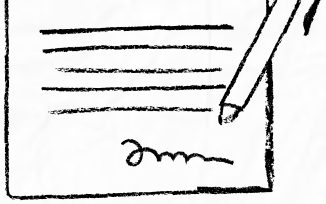
I/We **K.Uthiranedumaran** have undertaken assignment as Structural Engineer for the detailed design and construction of the building comprising of STILT+3 FLOORS 10 HOUSES situated in the land bearing Survey Number/s COMPRISED IN OLD R.S.NO:84/3 (AS PER DOC.), PRESENT R.S.NO:84/30 & 84/33 (AS PER PATTA), BLOCK NO:4, OF MYLAPORE VILLAGE./OLD DOOR NO: 2 & 5/1, NEW DOOR NO: 3 & 3/1, RAMASAMY STREET, GOPALAPURAM, CHENNAI - 6000086.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Your faithfully,

K.UTHIRANEDUMARAN, M.Tech.(Str)
Regd. No. SE/GR-11/2023/06/346 (CMDA)
No.4, F1 Ponmani Apartment,
1st Main Road, Ramakrishna Nagar,
Adambakkam, Chennai - 600 088.
Ph 9444183251 / marank@gmail.com



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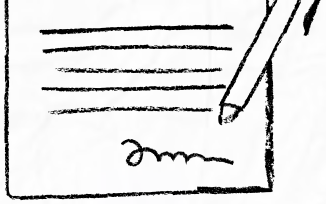
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