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## **Project - Quarterly Progress Report**

|                         |   |                                    |
|-------------------------|---|------------------------------------|
| Promoter's Name         | : | <b>Rainbow Foundations Limited</b> |
| Project Name            | : | <b>Rainbow Pinnacle</b>            |
| Project Registration No | : | <b>TN/29/Building/0041/2020</b>    |
| Quarter Ending          | : | <b>March/June 2023</b>             |

### **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) | 31                                       | 6563.54    |
| 2.      | Parking Lots                                                                       | -                                        | -          |
| 3.      | UDS Registered in Sq.m.                                                            | 31                                       | 1521.42    |

### **B. Construction**

| Sl. No. | Description                                                | Block/Tower No. | Status      |
|---------|------------------------------------------------------------|-----------------|-------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | One             | CC obtained |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | -               | -           |

| Sl.No. | Description              | Percentage  |
|--------|--------------------------|-------------|
| 1.     | Percentage of Completion |             |
|        | i) Physical              | <b>100%</b> |
|        | ii) Financial            | <b>100%</b> |

### **C. Details of Clearances**

1. Completion Certificate No. **EC/North-I/351/2021 dt. 27.12.2021**
2. Compliance Report, if any (Kindly Specify) **Form 4** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **NA** (in PDF Format)

### **D. Latest Photo with Date (Atleast from 2 angles) -Attached (in PDF Format)**

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)"









# 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/HRB/N-I/320/2021

Dated: 27-12-2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Basement Floor + Stilt Floor + 11 Floors Residential building with 31 dwelling units as per site (as per approval 33 dwelling units) at Old Door No.6, New Door No.11, Millers Road, Kilpauk, Chennai-10 comprised in Old S.No. 117part, 118 & 119part, T.S. No.111, Block No.5 of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. C/PP/MSB/58 A to D/2019 in letter No.C3(N)/589/2019 dated 20.12.2019 (Government letter (Ms) No.167 H&UD Dept., dated 06.11.2019) under Premium FSI.
  2. Compliance certificate issued by DF&RS in D.Dis. No.13252/C1/2021, C.C. No.39/2021 dated 11.10.2021.
  3. Completion Certificate Application received from the applicant on 21.10.2021.
  4. This office letter even no. dated 20.12.2021 addressed to the applicant.
  5. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020584, dated 22.12.2021.
  6. 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.Rainbow Foundations Ltd (GPA), Rep. by Mr. Gajaraj Jain has constructed Basement Floor + Stilt Floor + 11 Floors Residential building with 31 dwelling units (as per approval 33 dwelling units) at Old Door No.6, New Door No.11, Millers Road, Kilpauk, Chennai-10 comprised in Old S.No. 117part, 118 & 119part, T.S. No.111, Block No.5 of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. C/PP/MSB/58 A to D/2019 in letter No.C3(N)/589/2019 dated 20.12.2019 under Premium FSI 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 351 /2021, dated: 27-12-2021.

//pto//

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 6<sup>th</sup> cited (Already indicated in the Planning permission approval letter 1<sup>st</sup> cited).

Yours faithfully,

*P. d. m. chann*  
27/12/2021  
for MEMBER-SECRETARY

*27/12*

Copy to:

- 1 M/s.Rainbow Foundations Ltd (GPA),  
Rep. by Mr. Gajaraj Jain,  
No.4, Thanikachalam Street,  
T.Nagar,  
Chennai 600017.
- 2 The Chairperson, TNRERA  
CMDA – Tower-II (1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8.
3. The Deputy Financial Analyst  
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell, CMDA,  
(to update Webpage)

TNRERA registration certificate of project Form 'C' No.TNRERA/658/2020 and registration No.TN/29/Building/0041/2020 dated 12.02.2020. The registration shall be valid till 31.03. 2021. TNRERA registration letter No.TNRERA/6457/21 The registration shall be valid for a period commencing from 01.04.2021 and ending with 31.03.2022.

(For Refund of SD for building & DB)

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.



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.



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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



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real estate journey

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