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Project - Annual Progress Report

Promoter's Name	M/s RAHUL ASSOCIATES Old No. 1403, New no. 44, H-Block, 15th Main Road, Anna nagar, Chennai - 600 040
Project Name	"SHANTHI NILAYAM"
Project Registration No	TN/29/BUILDING/0138/2021 DATE.28.04.2021
Annual Ending	May-22

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)	4	1031.51
2.	Parking Lots		-
3.	UDS Registered in Sq.m.		541.10

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1- Block - Stilt + 3 Floors	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	1-Block	Completed
Sl.No	Description		Percentage
1.	Percentage of Completion		
	i) Physical		100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)		Rs. 2,79,72,740/-

C. Details of Clearances

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

D. Latest Photo with Date - Attached

RAHUL ASSOCIATES

[Signature]
Proprietor



For PV ASSOCIATES

[Signature]
PARTNER

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

M/s. RAHUL ASSOCIATES - PROPOSED FLATS - EKKATUTHANGAL											
SI. NO	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)) (sq. m)	EXCLUSIVE BALCONY (sq. m)	EXCLUSIVE VERANDAH/UTILIT Y/ SERVICE/OPEN TERRACE/ WALL AREA (sq. m)	PROPORTIONATE COMMON AREA (sq. m)	TOTAL AREA (sq. m)	UDS LAND AREA (sq. m)	COVERED	STATUS
1	1	A1	3BHK	101.41	4.59	13.18	23.91	143.09	75.12	1	Un Reg
2	1	B1	2BHK	66.68	3.04	12.94	16.59	99.25	52.10	1	Un Reg
3	1	C1	2BHK	71.21	3.15	10.27	16.92	101.55	53.15	1	Reg
4	2	A2	3BHK	101.41	4.59	13.18	23.83	143.01	75.12	1	Reg
5	2	B2	2BHK	66.68	3.04	12.94	16.59	99.25	52.10	1	Un Reg
6	2	C2	2BHK	71.21	3.15	10.27	16.92	101.55	53.15	1	Un Reg
7	3	A3	3BHK	101.41	4.59	13.18	23.83	143.01	75.12	1	Un Reg
8	3	B3	2BHK	66.68	3.04	12.94	16.59	99.25	52.10	1	Reg
9	3	C3	2BHK	71.21	3.15	10.27	16.92	101.55	53.14	1	Reg
Total				717.9	32.34	109.17	172.1	1031.51	541.10		
Visitors Parking										1	
TOTAL										10	

RAHUL ASSOCIATES



Proprietor



For PV ASSOCIATES



PARTNER

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

TABLE - B

S No	TASK/ACTIVITY	PERCENTAGE OF COMPLETION	REMARKS
1	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	Internal walls. Internal plaster, Floorings with flats, doors and windows to each to each flats	100%	Completed
9	Sanitary fittings within the flat	100%	Completed
10	Staircase and lobbies at each floor level connection staircase and lifts, overhead tank.	100%	Completed
11	The external plumbing, external plaster and completion of terraces	100%	Completed
12	Installtion of lifts, Genset, Compound wall and all other requirements as may be required to obtain completion certificate	100%	Completed

RAHUL ASSOCIATES



Proprietor


For PV ASSOCIATES



PARTNER

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

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Percentage of Completion of Construction Work of "SHANTHI NILAYAM" No. of Building(s)/_OneBlock(s) of the _9 units (3 BHK -3 Nos & 2 BHK -6 No) Tower/Block/Building(s) One Block Stilt + 3 floors situated on Plot No.2, Navaratana Garden, 1st Main Road, Ekkattuthangal, Guindy Chennai - 600 032. demarcated by its boundaries (latitude 12.988320 and longitude 80.223040 of the end-points) 24 feet to the North side, Continuation of T.S. No: 76 to the South side, Continuation of T.S No. 76 to the East side, Plot No. 1 to the West side of Ekkattuthangal Village, Saidapet Taluk, , admeasuring 541.62 sq. meter area, being developed by M/s RAHUL ASSOCIATES having RERA Registration No.TN/29/Building/0138/2021 dated:28.04.2021, Designated A/C No.4912000100302201 Bank Name: M/s Karnataka Bank Ltd, (Anna Nagar-Branch, IFSC Code:-KARB0000491)

I R.ANANDHAN have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of "SHANTHI NILAYAM" No. of Building(s)/_OneBlock(s) of the _9 units (3 BHK -3 Nos & 2 BHK -6 No) Tower/Block/Building(s) One Block Stilt + 3 floors situated on Plot No.2, Navaratana Garden, 1st Main Road, Ekkattuthangal, Guindy Chennai - 600 032. demarcated by its boundaries (latitude 12.988320 and longitude 80.223040 of the end-points) 24 feet to the North side, Continuation of T.S. No: 76 to the South side, Continuation of T.S No. 76 to the East side, Plot No. 1 to the West side of Ekkattuthangal Village, Saidapet Taluk, , admeasuring 541.62 sq. meter area, being developed by M/s RAHUL ASSOCIATES having RERA Registration No.TN/29/Building/0138/2021 dated:28.04.2021, Designated A/C No.4912000100302201 Bank Name: M/s Karnataka Bank Ltd, (Anna Nagar-Branch, IFSC Code:-KARB0000491)

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

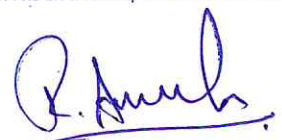
1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Mr. Ramaprabhu as Architect
- (ii) M/s/Shri/Smt Mr.C.Kannan as Structural Consultant
- (iii) M/s/Shri/Smt Mr.Navis Raja as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil 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

3. We estimate the Total Cost for completion of the project under reference as **Rs.2,77,57,500/-** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

R.Anandhan
CE/19/03/029
No.316,16th Street,NSK Nagar,
Arumbakkam,Chennai-600106

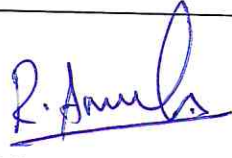


4. The estimated actual cost incurred till date is calculated at **Rs.2,76,32,887/-** The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs. 1,24,613/-**.
6. I certify that the Cost of Civil and allied work for the aforesaid Project as completed on the **27.05.2022** date is as given in Tables A and B below :

Table A
Name of the Building : "SHANTHI NILAYAM"

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	27,757,500
2	Cost incurred as on Date 16.07.2021 (Based on the actual cost incurred as per	27,632,887
3	Value of Work done in Percentage (as Percentage of the estimated cost)	99.55%
4	Balance Cost to be incurred (Based on Estimated Cost)	124,613
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	99.55%

Signature of Engineer :
Name :


Mr.R.ANANDHAN

Address

No.316, 16th Street, N.S.K. Nagar,
Arumbakkam, Chennai - 600 106.

Aadhar No.

7122 7549 7353

PAN No.

DAPPA7755G

R.Anandhan
CE/19/03/029

No.316,16th Street,NSK Nagar,
Arumbakkam,Chennai-600106



RAHUL ASSOCIATES

R. K. Shrivastava
Proprietor

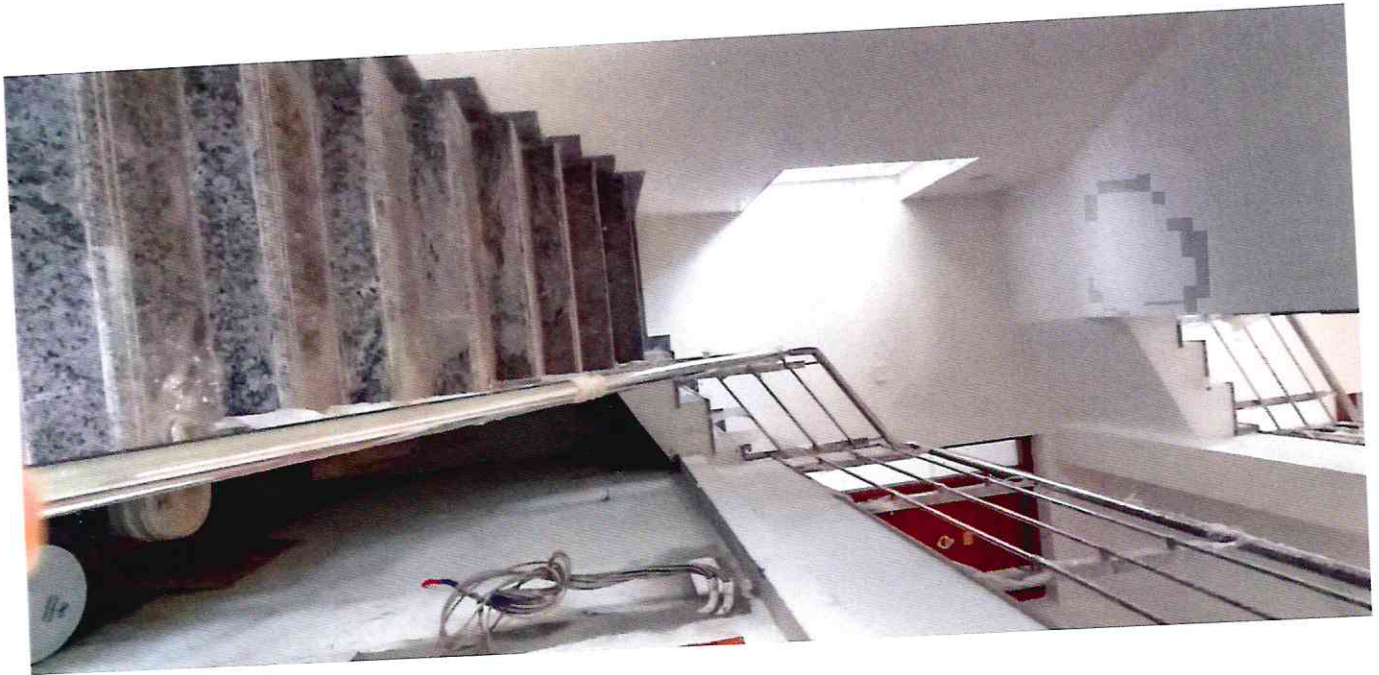




RAHUL ASSOCIATES

[Signature]
Proprietor





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R. K. Shinde
Proprietor





RAHUL ASSOCIATES

[Signature]

Proprietor





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



We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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