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Project - Quarterly Progress Report

Promoter's Name	:	**Raunaq Foundations**
Project Name	:	**Stellar**
Project Registration No	:	**TN/02/Building/0342/2021 dated 01/10/2021**
Quarter Ending	:	**September 2022**

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area	Flat No: 101,103,106,201,204,205,206,303,304,305, 306,401,402,403,404,405,406,501,502,504.	840.50 Sq. M
2.	Parking Lots	17 Nos	Nil
3.	UDS Registered in Sq. m.	101,103,106,201,204,205,206,303,304,305, 306,401,402,404,405,406,501,502,504.	802.30 Sq. M

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Flat No: 103,104,105,106 201,202,203,204,205,206 301,302,303,304,305,306 401,402,403,404,405,406 501,502,503,504,505. Commercial – 1 unit	Work Completed and Ready for Handover.
2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100 %**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**%**

C. Details of Clearances

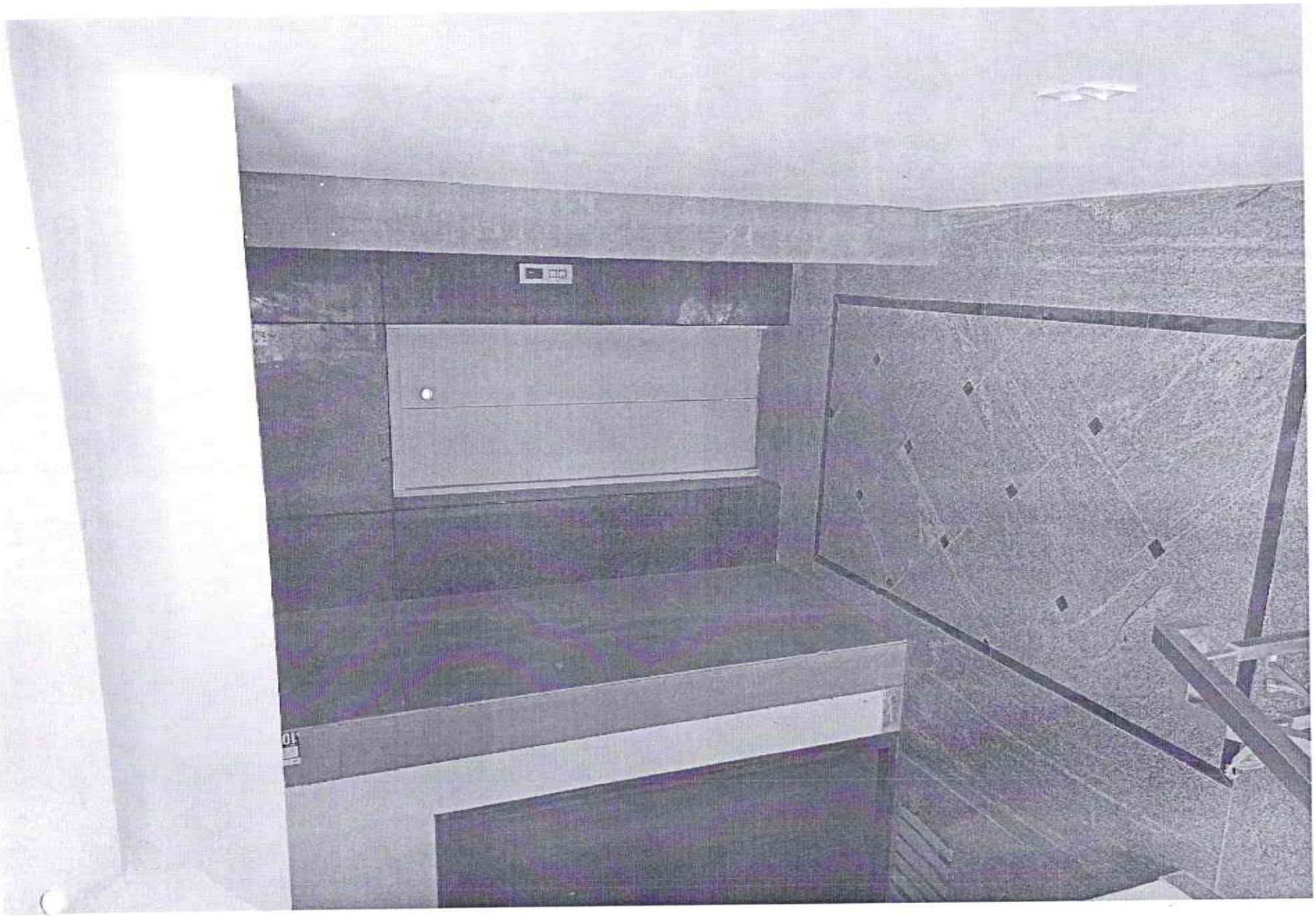
1. Completion Certificate No. EC/Central – II/288/2022 Dated: 12.09.22.
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **Enclose** (in PDF Format)

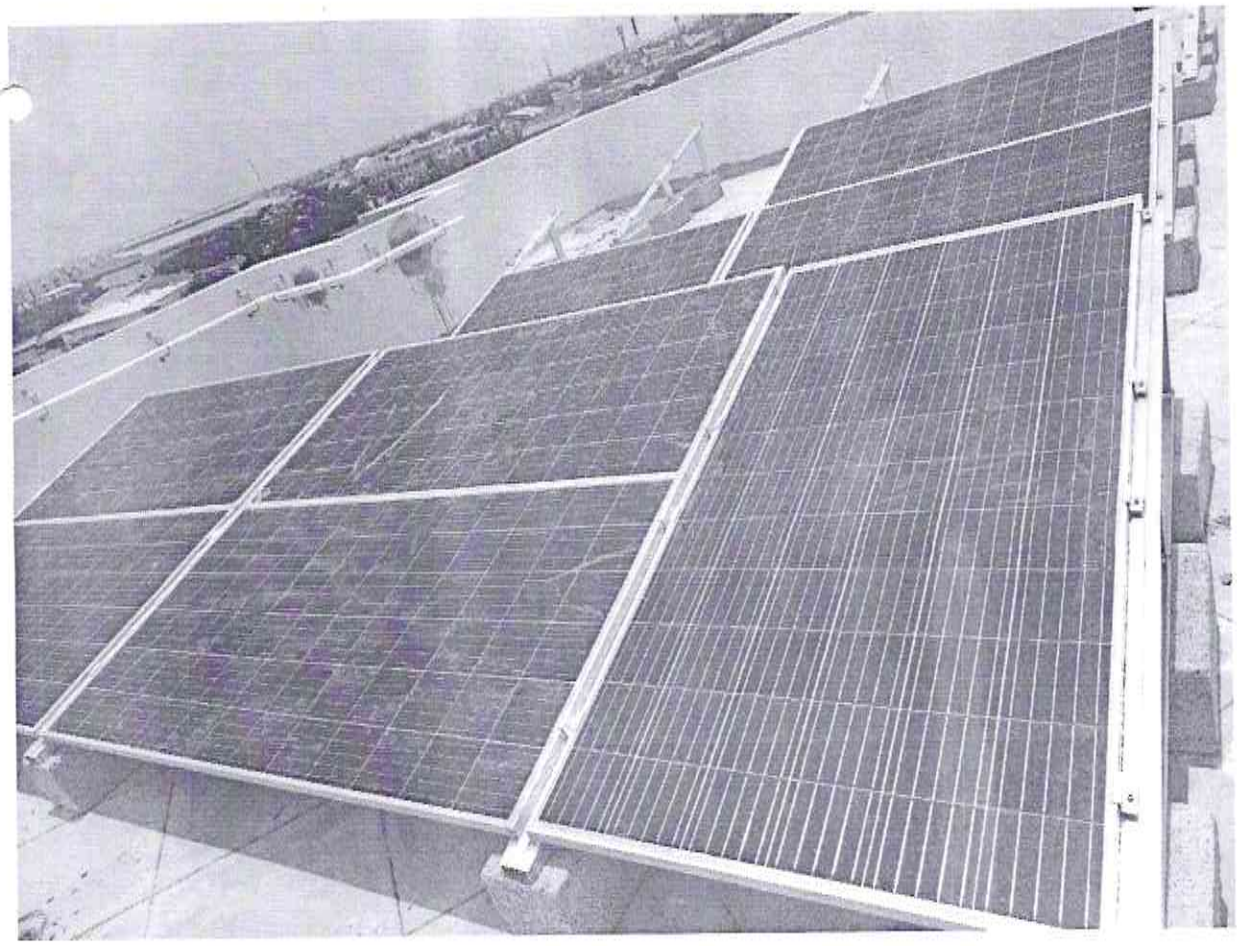
D. Latest Photo with Date (At least from 2 angles) Enclose (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"









FORM-4

ARCHITECT'S CERTIFICATE

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

Date:27.09.2022

To

M/S. Raunaq Foundations.
NO.65A, Halls Road,
Kilpauk,
Chennai 600 010

Sub: Certificate of Completion of Construction Work of " Stellar" building of the Project (TN/02/building/0342/2021 dated: 01-10-2021) situated at Vanagaram, Ambattur Road, Ayanambakkam, Chennai comprised in Old S.No. 294/2, New S.No. 294/2A2 of Ayanambakkam Village with in Thiruverkadu Municipalitymeasuring 2793.09 sq.mts. area being developed by M/s. Raunaq Foundations.

Sir,

I.**P. REENA NISHANTHI LYDIA,**(Reg.no.CA/2009/46301, Valid date:31-12-2030)haveundertakenassignment as Architect/ Engineer of certifying completion of construction of work at " Stellar" building situated at Vanagaram, Ambattur Road, Ayanambakkam, Chennai comprised in Old S.No. 294/2, New S.No. 294/2A2 of Ayanambakkam Village with in Thiruverkadu Municipality, measuring 2793.09 sq.mts. area being developed by M/s. Raunaq Foundations.

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

Mrs,.P.Reena Nishanthi Lydia, as Architect/Engineer

Thiru. **Jegatheesan M.E-** as Structural Consultant

Thiru. **S.Sundaramanikandan** as Site Supervisor/Clerk of Works.

Based on the Completion certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that " Stellar" Building has been completed in all aspects. The "Stellar" Building is granted Completion certificate bearing number **C.C.NO.EC/Central-II/288/2022, dated.12-09-2022** by Chennai Metropolitan Development Authority.

Yours Faithfully,

REENA NISHANTHI LYDIA P B.ARCH
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14, II Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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 Commissioner Thiruverkadu Municipality Thiruverkadu, Chennai 2) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002

Letter No. CMDA/CC/NHRB/C/0291/2022 Dated:12-09-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 4 Floors + 5th Floor (part) Office Cum Residential Building with 27 Dwelling Units (Office at 1st Floor) at Vanagaram Ambattur Road, Ayanambakkam, Chennai comprised in Old S.No.294/2, New S.NO.294/2A2 of Ayanambakkam Village within the limits of Thiruverkadu Municipality – Completion Certificate - Issued – Reg.

Ref:
1. CMDA issued Planning Permission No. B/NHRB/165 A&B/2020 in Lr. No.PP/NHRB/C/788/2019, dated 18.06.2020, Planning Permit No.13534.
2. TNRERA Registration No.TN/02/Building/0342/2021 in Lr. No.TNRERA/5938/2021, dated 01.10.2021, valid upto December 2023
3. Completion Certificate application through online dated 25.07.2022.
4. This office Lr. Even No., dated 30.08.2022 addressed to applicant
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0022065, dated 02.09.2022.
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. Raunaq Foundations Rep. by Thiru. Raunaq Rungta GPA for Thiru. G. Patrick** have constructed Stilt Floor + 4 Floors + 5th Floor (part) Office Cum Residential Building with 27 Dwelling Units (Office at 1st Floor) at Vanagaram Ambattur Road, Ayanambakkam, Chennai comprised in Old S.No.294/2, New S.NO.294/2A2 of Ayanambakkam Village within the limits Thiruverkadu Municipality. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II /288/2022, dated:12-09-2022.**

//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 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

12.9.2022

for **MEMBER-SECRETARY**

12.9.22

Copy to:

1. **M/s. Raunaq Foundations**
   Rep. by Thiru.Raunag Rungta
   GPA for Thiru.G.patrick,
   No.65A, Halls Road,
   Kilpauk, Chennai – 600010.

2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

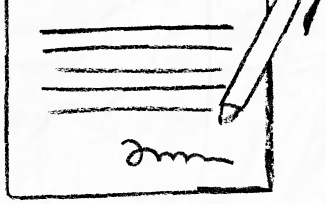
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No.B0016131, dated 04.03.2020)

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.



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Legal & Documentation Services

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Property Development & Approvals

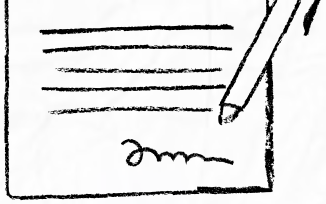
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

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

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OMR Thoraipakkam,
Chennai, India

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