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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Royal Shelter
Project Name	:	Royal Elite
Project Registration No.	:	TN/16/Building/0350/2021
Project Registration Date	:	07-10-2021
Project Completion Date	:	31-08-2024
Quarter Ending	:	July-2024 to September 2024

RERA Separate Bank A/c Details

Bank Name	:	State Bank of India
Bank Branch	:	SME branch, Cantonment, Trichy 620 001
Bank A/c No.	:	40327625979

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.26,07,54,304.00
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.26,06,66,762.00
Bank statement for the last one year duly signed by the Bank to be enclosed	:	01-10-2023 to 30-09-2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	60 Nos.	6211.45
	b) UDS Registered	56 Nos.	2770.49

2. Furnish the details Flat-wise

Sl.No.	Block	Flat No.	Flat Booked	UDS Registered
1	A	1A	Yes	Yes
2	A	1B	Yes	Yes
3	A	1C	Yes	Yes
4	A	1D	Yes	No
5	A	2A	Yes	Yes
6	A	2B	Yes	Yes
7	A	2C	Yes	Yes
8	A	2D	Yes	Yes
9	A	3A	Yes	Yes
10	A	3B	Yes	Yes
11	A	3C	Yes	Yes
12	A	3D	Yes	Yes
13	A	4A	Yes	Yes
14	A	4B	Yes	Yes
15	A	4C	Yes	Yes
16	A	4D	Yes	Yes
17	A	5A	Yes	Yes
18	A	5B	Yes	Yes
19	A	5C	Yes	Yes
20	A	5D	Yes	Yes
21	B	1A	Yes	Yes
22	B	1B	Yes	Yes
23	B	1C	Yes	Yes
24	B	1D	Yes	Yes
25	B	1E	Yes	Yes
26	B	1F	Yes	Yes
27	B	1G	Yes	Yes
28	B	1H	Yes	Yes
29	B	2A	Yes	Yes
30	B	2B	Yes	Yes
31	B	2C	Yes	Yes
32	B	2D	Yes	Yes
33	B	2E	Yes	Yes
34	B	2F	Yes	Yes
35	B	2G	Yes	Yes
36	B	2H	Yes	Yes
37	B	3A	Yes	Yes
38	B	3B	Yes	Yes
39	B	3C	Yes	Yes
40	B	3D	Yes	Yes
41	B	3E	Yes	Yes
42	B	3F	Yes	Yes

43	B	3G	Yes	Yes
44	B	3H	Yes	Yes
45	B	4A	Yes	Yes
46	B	4B	Yes	No
47	B	4C	Yes	No
48	B	4D	Yes	No
49	B	4E	Yes	Yes
50	B	4F	Yes	Yes
51	B	4G	Yes	Yes
52	B	4H	Yes	Yes
53	B	5A	Yes	Yes
54	B	5B	Yes	Yes
55	B	5C	Yes	Yes
56	B	5D	Yes	Yes
57	B	5E	Yes	Yes
58	B	5F	Yes	Yes
59	B	5G	Yes	Yes
60	B	5H	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	A-Block a). Foundation b). Basement c). Stilt floor roof d). First floor roof e). Second floor roof f). Third floor roof g). Fourth floor roof h). Fifth Floor roof i). Brick work i). First Floor ii). Second Floor iii). Third Floor iv). Fourth Floor v). Fifth Floor j). Joinery k). Inner Plastering (i). First Floor (ii). Second Floor (iii). Third Floor (iv). Fourth Floor (v). Fifth Floor	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed

	l). Outer Plastering	100% Completed
	m). Electrical	
	i). First Floor	100% Completed
	(ii). Second Floor	100% Completed
	(iii). Third Floor	100% Completed
	(iv). Fourth Floor	100% Completed
	(v). Fifth Floor	100% Completed
	n). Plumbing work	
	i). First Floor	100% Completed
	(ii). Second Floor	100% Completed
	(iii). Third Floor	100% Completed
	(iv). Fourth Floor	100% Completed
	(v). Fifth Floor	100% Completed
	o). Flooring	
	i). First Floor	100% Completed
	(ii). Second Floor	100% Completed
	(iii). Third Floor	100% Completed
	(iv). Fourth Floor	100% Completed
	(v). Fifth Floor	100% Completed
	p). Painting (Inner)	
	i). First Floor	100% Completed
	(ii). Second Floor	100% Completed
	(iii). Third Floor	100% Completed
	(iv). Fourth Floor	100% Completed
	(v). Fifth Floor	100% Completed
	q). Painting (Outer)	
	i). First Floor	100% Completed
	(ii). Second Floor	100% Completed
	(iii). Third Floor	100% Completed
	(iv). Fourth Floor	100% Completed
	(v). Fifth Floor	100% Completed
	<u>B-Block</u>	
	a). Foundation	100% Completed
	b). Basement	100% Completed
	c). Stilt floor roof	100% Completed
	d). First floor roof	100% Completed
	e). Second floor roof	100% Completed
	f). Third floor roof	100% Completed
	g). Fourth floor roof	100% Completed
	h). Fifth Floor roof	100% Completed

		i). Brick work i). First Floor 100% Completed ii). Second Floor 100% Completed iii). Third Floor 100% Completed iv). Fourth Floor 100% Completed v). Fifth Floor 100% Completed j). Joinery 100% Completed k). Inner Plastering (i). First Floor 100% Completed (ii). Second Floor 100% Completed (iii). Third Floor 100% Completed (iv). Fourth Floor 100% Completed (v). Fifth Floor 100% Completed l). Outer Plastering 100% Completed m). Electrical i). First Floor 100% Completed (ii). Second Floor 100% Completed (iii). Third Floor 100% Completed (iv). Fourth Floor 100% Completed (v). Fifth Floor 100% Completed n). Plumbing work i). First Floor 100% Completed (ii). Second Floor 100% Completed (iii). Third Floor 100% Completed (iv). Fourth Floor 100% Completed (v). Fifth Floor 100% Completed o). Flooring i). First Floor 100% Completed (ii). Second Floor 100% Completed (iii). Third Floor 100% Completed (iv). Fourth Floor 100% Completed (v). Fifth Floor 100% Completed p). Painting (Inner) i). First Floor 100% Completed (ii). Second Floor 100% Completed (iii). Third Floor 100% Completed (iv). Fourth Floor 100% Completed (v). Fifth Floor 100% Completed q). Painting (Outer) i). First Floor 100% Completed (ii). Second Floor 100% Completed (iii). Third Floor 100% Completed (iv). Fourth Floor 100% Completed (v). Fifth Floor 100% Completed
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2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1.Children Play Area 2. Gym 3. Indoor Games 4. Home Theatre 5. Lift 6. Solar Voltaic Panel	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	1.CC TV Camera 2. Intercom 3. RO Plant 4.Generator Backup	100% Completed 100% Completed 100% Completed 100% Completed

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.2570.40 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 86.63 Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) – Attached
Completion Certificate - Attached
Annual Audit Report of Special Account in Form 7 - Attached

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.


 For ROYALSHALTER
 Managing Partner



SIDE ELEVATION



LIFT LOBBY



SOLAR VOLTAIC PANEL



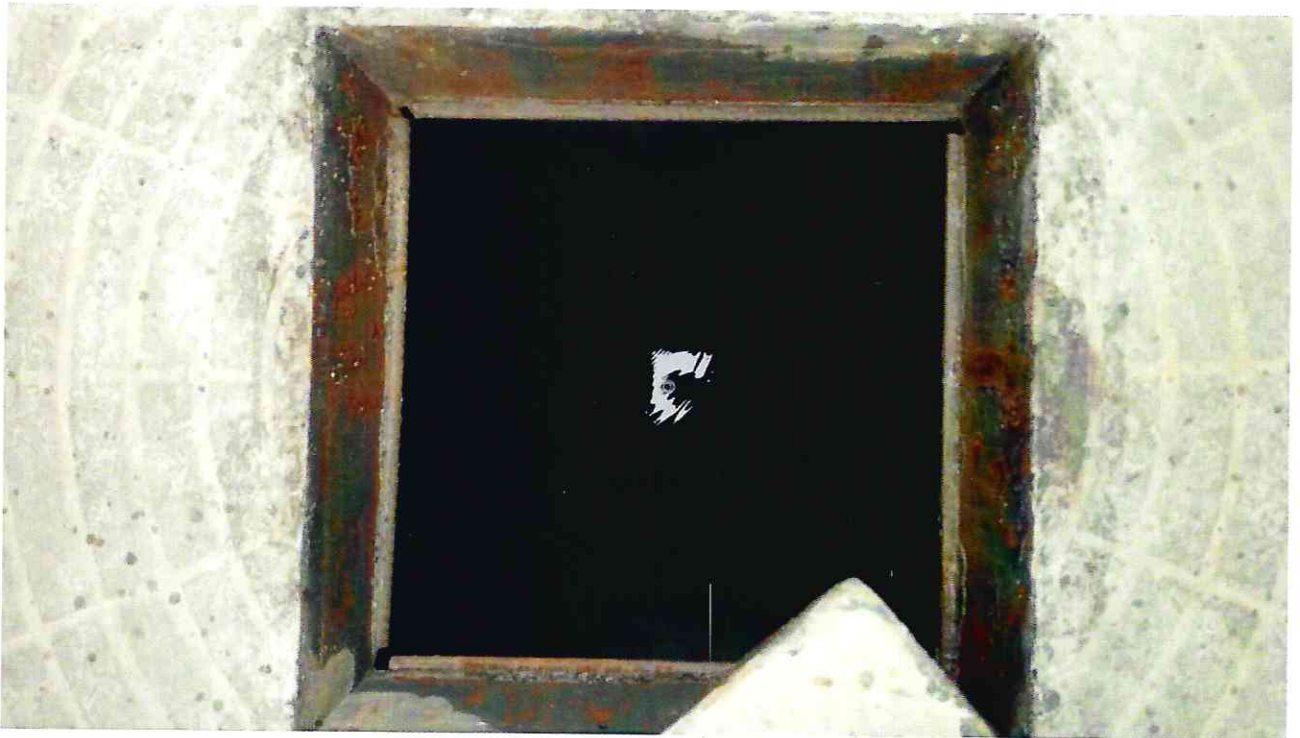
UGD CONNECTION



CORPORATION WATER CONNECTION



FRONT ELEVATION



SUMP

61



LOBBY



EB PANEL BOARD

63



GENERATOR



LIFT

COMPLETION CERTIFICATE

From

Thiru.S.S.Barath, M.E.,

Joint Director, (FAC),

District Town and Country Planning Office,

Tiruchirappalli District,

Kajamalai Main Road,

Kajamalai,

Tiruchirappalli - 23.

To

M/s.Royal Shelter,

Rep. by the Managing Partner,

Mr.P.Ravichandran,

D-27, 2nd Floor, JP Tower,

7th Cross East, Thillai Nagar,

Tiruchirappalli - 620 018.

E Mail ID : tryjddtcp@gmail.com

Phone No. 0431-2423769

Roc.No.4068/2023/TD-3, Dated : 12.12.2023

CC No. 28/2023

Sir,

Sub: Completion Certificate - District Town and Country Planning - Tiruchirappalli District - Trichy Local Planning Area/ Corporation - K.Abishekapuram Zone - Puthur Village - Ward - Y, Block - 5, T.S.No. 10 - Construction of Residential Building up to Terrace level - Completion Certificate (CC) issued - Reg.

Ref: 1) Planning Permission order in Roc.No. 1761/2020/TD-3 dt. 29.07.2021
2) Planning Permission No.44/2021 & B.P/DTCP No.214/2021
3) Completion Certificate application received from M/s.Royal Shelter, Rep. by the Managing Partner, Mr.P.Ravichandran, Trichy, dated : 08.11.2023.

1. This is certify that M/s.Royal Shelter, Managing Director, Mr.P.Ravichandran has constructed Residential Building in Ward - Y, Block - 5, T.S.No. 10, Puthur Village, K.Abishekapuram Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No. 1761/2020/TD-3, dated 29.07.2021, Planning Permission No.44/2021 & B.P/DTCP No.214/2021. The Building was inspected and observed that the building has been completed and satisfies the norms for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in CC No.28/2023, Dated : 12.12.2023.

117

3. The Completion Certificate is issued in accordance with the provision 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/ developer/ power agent and the Structural Engineer/ 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.

A. M. M. M.
12/12/23
Joint Director (FAC),
District Town and Country Planning Office,
Tiruchirappalli District

Copy to

- 1) The Commissioner,
Tiruchirappalli Corporation,
Tiruchirappalli District
- 2) The Executive Engineer,
TANGEDCO Thennur Division,
Trichy.

P. RAVICHANDRAN, M.E., A.I.A., F.I.V.

Regn. No. CA 23109

FORM-4A

ARCHITECT'S CERTIFICATE

To

Date: 14-10-2024

M/s. ROYAL SHELTER

D27, 2nd Floor, JP Tower,

7th Cross, Thillainagar,

Tiruchirappalli – 620 018

Subject: Certificate of Completion of Construction Work of Royal Elite Building/ Blocks "A&B" (TNRERA Registration Number **TN/16/Building/0350/2021**) situated on the Land bearing Ward. "Y" (Previous Ward: E), Block.5, T.S. No.10 Street Name: Puthur Vannarapettai, Thiru. Vi. Ka. Nagar (Uyyakondan River North Bund Road), Puthur Village, Tiruchirappalli – 620 017 demarcated by its boundaries (North East LAT:10°48'31.1"N, LONG: 78°40'34.9"E, South East LAT: 10°48'28.4"N LONG: 78°40'35.4"E, North West LAT: 10°48'31.2"N LONG 78°40'34.1"E, South West LAT: 10°48'28.2"N, LONG: 78°40'34.4"E) measuring 7979.42 sq.mts of FSI area and 1648.68 sq.mts of Non FSI area being developed by M/s. Royal Shelter.

Sir,

I have undertaken the assignment as Architect/Engineer for certifying the completion of Construction work of **Royal Elite Building/Blocks "A&B"** of the Building of the Project (TNRERA Registration Number **TN/16/Building/0350/2021**) situated on the Land bearing Ward. "Y" (Previous Ward: E), Block.5, T.S. No.10 Street Name: Puthur Vannarapettai, Thiru. Vi. Ka. Nagar (Uyyakondan River North Bund Road), Puthur Village, Tiruchirappalli – 620 017 measuring 7979.42sq.mts of FSI area and 1648.68 sq.m of Non-FSI area, being developed by Royal Shelter.

2. Following technical professional have been appointed by Owner/Promoter: (as applicable)
 - (i) Mr.P.Ravichandran as Architect
 - (ii) Mr.P.Ravichandran as Structural Consultant
 - (iii). MEP Consultant Not Applicable.
 - (iv) Mr.M.Subramanian as Site Supervisor/Clerk of works
3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **Royal Elite** apartment building consisting of Blocks "A" & "B" 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 Royal Elite apartment building consisting of Blocks "A" & "B" of the Building is granted **Completion Certificate bearing number 28/2023, dated 12-12-2023 by DTCP, Tiruchirappalli.**



P. RAVICHANDRAN, M.E., A.I.A., F.I.V.,

Regd. Architect / Structural Engineer

CA/98/23109

AM 77839/5

RA/Gr.I/DTCP/TRICHY/JULY-2024/28

"ARCHITECTS PLUS" D-27, 2nd Floor

J.P. Tower, 7th Cross (East)

Thillainagar, Trichy-620 018.

Registered Architects,
Approved Valuers & Structural Consultants
D-27, 2nd Floor, J.P. Tower,
7th Cross East, Thillai Nagar,
Trichy - 620 018
T : 0431 2742466
M : 98424 66466
raviroyalsheltertrichy@gmail.com

P. RAVICHANDRAN, M.E., A.I.A., F.I.V.

Regn. No. CA 23109

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I/We, P.Ravichandran have undertaken assignment as Structural Engineer for the detailed design and construction of the **Royal Elite Building/Block "A&B"** of the Building comprising Basement, Stilt + 5 Floors, situated on the Land bearing Ward. "Y" (Previous Ward: E), Block.5, T.S. No.10 Street Name: Puthur Vannarapettai, Thiru. Vi. Ka. Nagar (Uyyakondan River North Bund Road), Puthur Village, Tiruchirappalli – 620 017.

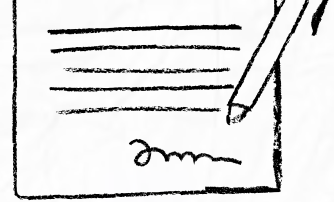
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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.

P. RAVICHANDRAN, M.E., A.I.A., F.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

Done 2

Registered Architects,
Approved Valuers & Structural Consultants
D-27, 2nd Floor, J.P. Tower,
7th Cross East, Thillai Nagar,
Trichy - 620 018
T : 0431 2742466
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raviroyalsheltertrichy@gmail.com



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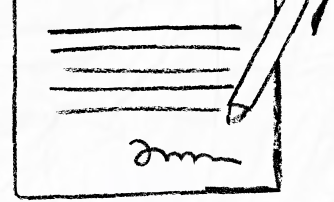
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real estate journey

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