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Project - Annual Report

10536

S. P. I. a. b. d. e. i.
911639993

Promoter's Name	M/s RAHUL ASSOCIATES #1403, 15th Avenue, H-Block, Anna nagar, Chennai - 600 040
Project Name	"MAHAVANAM" - Plot No:28, Samdhariya nagar 2nd Street, Ambattur, Chennai - 600 053
Project Registration No	TN/29/BUILDING/0144/2022 DATE.05.05.2022
Quarter Ending	Mar-23



A. Sales:

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total carpet Area(SQ.Mt)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	5	323.60
2.	Parking Lots	2	2
3.	UDS Registered in Sq.m.	210.39	210.39

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 Block	100% completed
2.	Status of common Amenities for each Block/Tower, Item wise	1-Block	100% completed
Sl.No.	Description	Percentage	
1.	Percentage of Completion		
	i) Physical	100 %	
	ii) Financial (Enter Anticipated Project cost in lakhs)-230 Lakhs	100%	

C. Details of Clearances

1. Completion Certificate No - Enclosed
2. Compliance Report, if any (Kindly Specify) - Enclosed
3. Annual Audit Report of Special Account in Form 7- Enclosed

D. Latest Photo with Date - Attached

RAHUL ASSOCIATES

R. R. Shid
Proprietor

Stage wise completion Details
Annexure - I

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	Installation of lifts, Compound wall and all other requirements as may be required to obtain completion certificate	100%	Completed

RAHUL ASSOCIATES

R. K. Shid
Proprietor

65

Project: MAHAVANAM – Plot No: 28, Samdhariya nagar 2nd Street,
Ambattur, Chennai – 600 053



RAHUL ASSOCIATES

R. Shalini
Proprietor



6*

31-Mar-2023 4:04:13 pm
27 Thiruvalluvar Street
Ambattur
Chennai
Tamil Nadu



RAHUL ASSOCIATES

31-Mar-2023 4:01:35 pm
27 Thiruvalluvar Street
Ambattur
Chennai
Tamil Nadu



R. R. Shal
Proprietor

69

31-Mar-2023 4:02:22 pm
27 2nd Street
Ambattur
Chennai
Tamil Nadu



RAHUL ASSOCIATES

[Handwritten Signature]
Proprietor

31-Mar-2023 4:01:50 pm
27 Thiruvalluvar Street
Ambattur
Chennai
Tamil Nadu



74



72

31-Mar-2023 4:11:55 pm
27 2nd Street
Ambattur
Chennai
Tamil Nadu



Mahavaram

FAJUL ASSOCIATES

[Signature]
Proprietor



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Ambattur
Completion Certificate

From	To
The Zonal Officer, Greater Chennai Corporation, Thiruvallur High Road,Opp. Dunlop, Ambattur, Chennai - 600053	1 The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2 The Managing Director, CMWSSB, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN07/00187/2023

Dated: 27/12/2022

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Ambattur Completed the Construction of Residential/Commercial Building at Block No:38, Ward-B,Plot No:28, Survey No:T.S.No.42 & 43, 2nd STREET, SAMTHARAYA NAGAR,GODREJ COMPANY,RAMAPURAM,Ambattur, Chennai, 600053 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN07/00013/2022 and BA/WDCN07/01408/2022 dated : 03/01/2022
- 2.Completion Certificate Application online registration :CC/WDCN07/01456/2022 dated :27/12/2022
- 3.This office letter vide No:CC/WDCN07/01456/2022 dated 27/12/2022
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N07/2022-23/21555

(1) This is to certify that Thiru. Mrs V M KALA And 2 Others has completed the construction of Residential / Commercial building at Block No:38, Ward-B,Plot No:28, Survey No:T.S.No.42 & 43, 2nd STREET, SAMTHARAYA NAGAR,GODREJ COMPANY,RAMAPURAM,Ambattur, Chennai, 600053 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN07/00013/2022 and Building Permit No:BA/WDCN07/01408/2022 dated: 03/01/2022. The building 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 Monitoring Committee.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN07/00187/2023
Dated:10/02/2023

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabily aspect of the building. As far as the structural stabily, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by S.Rajeswari
Date: 10-Feb-2023 (18:19:14)

RAHUL ASSOCIATES

Proprietor

Zonal Officer-Ambattur
Greater Chennai Corporation

FORM-4

ARCHITECT'S CERTIFICATE

To

The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Subject: Certificate of Completion of Construction Work of Residential Project "MAHAVANAM" @ Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053, Comprised in Survey No.183/1 as per patta T.S.No.42 & T.S.No.43 in Block No. 38, Ward-B, of Ambattur Village, Ambattur Taluk, Chennai District, admeasuring 581.88 sq. meter area (carpet area), being developed by M/s RAHUL ASSOCIATES having TNRERRegistration Number TN/29/Building/0144/2022 dated: 05.05.2022.

Sir,

We M/s RAMSON ASSOCIATES Prop., Mr. RAMAPRABHU undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the project "MAHAVANAM" @ Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053, Comprised in Survey No.183/1 as per patta T.S.No.42 & T.S.No.43 in Block No. 38, Ward-B, of Ambattur Village, Ambattur Taluk, Chennai District, admeasuring 581.88 sq. meter area (carpet area), being developed by M/s RAHUL ASSOCIATES.

2. Following technical professionals are appointed by the Promoter:

- (i) **Mr. Ramaprabhu** as Architect/Engineer
- (ii) **Mr. C. Kannan** as Structural Consultant
- (iii) **Mr. Anandhan** as Site Engineer

Based on Completion Certificate received from **Structural Engineer and Site Engineer** and to the best of my/our knowledge, I/We hereby certify that Project "MAHAVANAM" (Single Block of the Building) has been completed in all aspects. The Project "MAHAVANAM", the Building is granted, the **COMPLETION CERTIFICATE** No :CC/WDCN07/01456/2022 **DATED:27.12.2022** by Greater Chennai Corporation.

Yours Faithfully,


S. RAMAPRABHU
Registered-Engineer Grade III (RE)
REG No. RE301432019
CMDA RE / GR - III / 19 / 03 / 18
Registered Construction Professional (2022)
Signature & Name
C.S./Architect with License No.
68 / 2, Greenways Road Extension,
R.A. Puram, Chennai - 600 028.
Ph : 98409 31799



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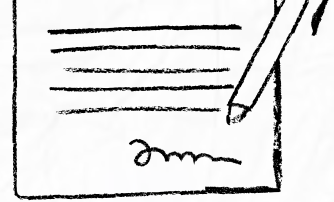
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Property Documentation & Workflow Tools

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

3/350/2 Mettukuppam,
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Chennai, India

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