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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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Project - Quarterly Progress Report – DECEMBER -2024

Promoter's Name	:	RKESTATES
Project Name	:	MARUTHAM ROYAL GARDEN
Project Registration No	:	TN/29/Building/0364/2022 dated 20.09.2022
Quarter Ending	:	(March / June / September / December) Year 2024

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 Statement while registering)	73 FLATS	8447.023 SQ/M
2.	Parking Lots	NIL	NIL
3.	UDS Registered in Sq.m.	54 FLATS	2588.558 SQ/M

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		IMAGES ENCLOSED
2.	Status of common Amenities for each Block/Tower, Item wise		NIL

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	95%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	95%

C. Details of Clearances

1. Completion Certificate No. **NIL** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **NIL** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **NIL** (in PDF Format)

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

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

B.CONSTRUCTION

Status of the Construction for the Quarter Ending December 2024

MARUTHAM GROUP

Door No 9/53, 5th Main Road, Natesan Nagar, Virugambakkam, Chennai – 600 092

RERA Registration No: **RERA Registration No: TN/01/Building/0364/2022**

Name Of the Project: **Marutham Royal Gardens – Phase I**

Plan Type- Stilt + 5

Total Flats- 165 Units

S.No	Stage Of Completion	Block/Floor	Status
	PHASE I		
1	Pile Foundation	Phase I	100% Completed
2	Pile Cap, PB	Phase I	100% Completed
1	Stilt Floor Roof Concrete	Phase I	100 % Completed
2	First Floor Roof Concrete	Phase I	100 % Completed
3	Second Floor Roof Concrete	Phase I	100 % Completed
4	Third Floor Roof Concrete	Phase I	100 % Completed
5	Fourth Floor Roof Concrete	Phase I	100 % Completed
6	Fifth Floor Roof Concrete	Phase I	100 % Completed
7	Above Terrace Concrete	Phase I	Work On Progress
1	First Floor – Block Work	Phase I	100 % Completed
2	Second Floor – Block Work	Phase I	100 % Completed
3	Third Floor – Block Work	Phase I	100 % Completed
4	Fourth Floor – Block Work	Phase I	100 % Completed
5	Fifth Floor – Block Work	Phase I	100 % Completed
1	First Floor – Plastering	Phase I	100 % Completed
2	Second Floor – Plastering	Phase I	100 % Completed
3	Third Floor – Plastering	Phase I	100 % Completed
4	Fourth Floor – Plastering	Phase I	100 % Completed
5	Fifth Floor – Plastering	Phase I	100 % Completed
6	External Plastering	Phase I	100 % Completed

1	First Floor – Flooring	Phase I	100 % Completed
2	Second Floor – Flooring	Phase I	100 % Completed
3	Third Floor – Flooring	Phase I	100 % Completed
4	Fourth Floor – Flooring	Phase I	100 % Completed
5	Fifth Floor – Flooring	Phase I	100 % Completed
1	First Floor – Painting	Phase I	100 % Completed
2	Second Floor – Painting	Phase I	75 % Completed
3	Third Floor – Painting	Phase I	75 % Completed
4	Fourth Floor – Painting	Phase I	50 % Completed
5	Fifth Floor – Painting	Phase I	50 % Completed



**PROJECT: MARUTHAM ROYAL GARDENS
@ MANIMANGALAM**

**PHOTOS OF THE PROJECT FOR THE QUARTER
ENDING**

DECEMBER 2024

RERA Registration No: TN/01/Building/0364/2022

FRONT ELEVATION - VIEW



CENTER PODIUM



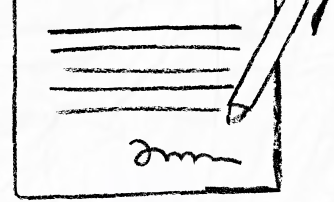
SET BACK AREA











our services doesn't just end there



Buying & Selling Services

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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.



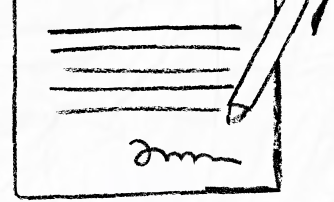
NRI & Investment Services

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

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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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