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Project - Annual Report

Promoter's Name	M/s RAHUL FLAT DEVELOPERS PRIVATE LIMITED #1403, 15th Avenue, Anna nagar, Chennai - 600 040
Project Name	"RAASS VIHAR" - Plot No: 1, Anna nagar 3rd Cross Extn, 4th Main Road, Anna nagar, Velachery, Chennai - 600 042.
Project Registration No	TN/29/BUILDING/0446/2022 DATE.03.11.2022
Quarter Ending	Dec-23

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)	1.00	56.18
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	35.71	35.71

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)		281.2553 Lakhs

C. Details of Clearances

1. Completion Certificate No - CC/WDCN13/01080/2023 Dated:-01.08.2023
2. Compliance Report, if any (Kindly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 - Attached

D. Latest Photo with Date - Attached

For Rahul Flat Developers Pvt Ltd



Managing Director


STAGEWISE COMPLETION DETAILS

"RASS VIHAR" Plot No. 1, Anna nagar Extn., 3rd Cross Street, Velachery,
Chennai – 600 042

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	Brick work	100%	Completed
9	Internal walls. Internal plaster, Floorings with flats, doors and windows to each to each flats	100%	Completed
10	Sanitary fittings within the flat	100%	Completed
11	Staircase and lobbies at each floor level connection staircase and lifts, overhead tank.	100%	Completed
12	The external plumbing, external plaster and completion of terraces	100%	Completed
13	Installation of lifts, Compound wall and all other requirements as may be required to obtain completion certificate	100%	Completed

For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director



RAHUL FLAT DEVELOPERS PRIVATE LIMITED

"RASS VIHAR" Plot No. 1, Anna nagar Extn., 3rd Cross Street, Velachery, Chennai - 600 042

Sl.No	Block	Floor	Flat No.	Type	RERA Carpet Area (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/ Utility/ Service/ Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)		STATUS
											Covered	Open	
1	1	1st	A1	RESIDENTIAL	74.50	2.23	6.94	20.92	104.59	46.68	1		Un Reg
2	1	1st	B1	RESIDENTIAL	56.18	2.23	5.59	16.00	80.00	35.71	1		Un Reg
3	1	1st	C1	RESIDENTIAL	57.20	2.74	5.53	16.37	81.84	36.53	1		Un Reg
4	1	2nd	A2	RESIDENTIAL	74.50	2.23	6.94	20.92	104.59	46.68	1		Un Reg
5	1	2nd	B2	RESIDENTIAL	56.18	2.23	5.59	16.00	80.00	35.71	1		Un Reg
6	1	2nd	C2	RESIDENTIAL	57.20	2.66	5.53	16.35	81.74	36.48	1		Un Reg
7	1	3rd	A3	RESIDENTIAL	74.50	2.23	6.94	20.92	104.59	46.68	1		Un Reg
8	1	3rd	B3	RESIDENTIAL	56.18	2.23	5.59	16.00	80.00	35.71	1		Reg
9	1	3rd	C3	RESIDENTIAL	57.20	2.66	5.53	16.35	81.74	36.48			Un Reg
				TOTAL	563.64	21.44	54.18	159.82	799.08	356.65	8		

For Rahul Flat Developers Pvt. Ltd

R. R. Sh. M.
Managing Director



"RAASS VIHAR" Plot No: 1, 3rd Cross Street Extn, Anna nagar, 4th Main Road, Velachery, Chennai-600042



For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director



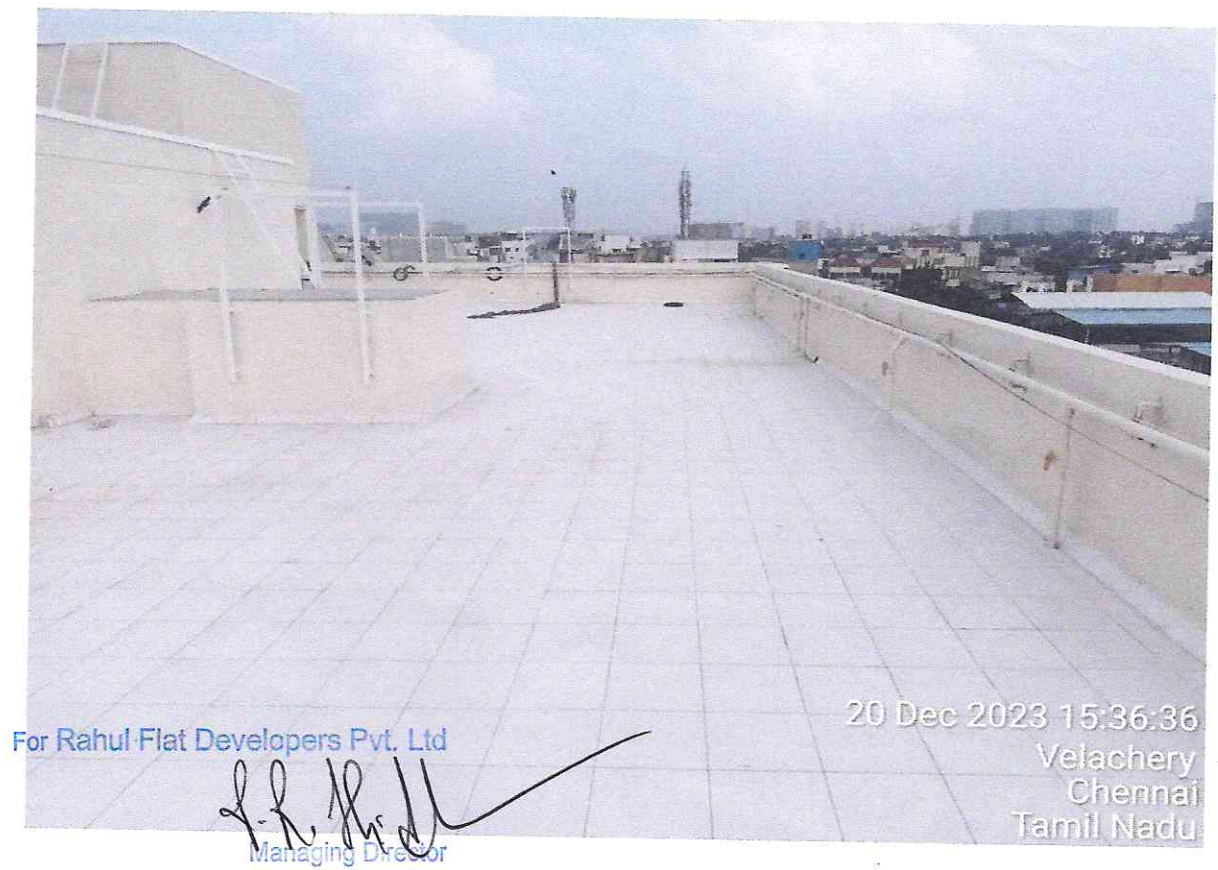
20 Dec 2023 15:35:02
4th Main Road
Velachery
Chennai
Tamil Nadu



21 Dec 2023 11:43:25
3rd Cross Street
Velachery
Chennai
Tamil Nadu

For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director





மெட்ரோ சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Adyar
Completion Certificate

From	To	
The Zonal Officer, Greater Chennai Corporation, No.115, Dr. Muthulakshmi Salai Adyar, Chennai - 600020	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, No.1, Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN13/01235/2023

Dated: 01/08/2023

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Adyar Completed the Construction of Residential/Commercial Building at Block No:212, Plot No:1, Survey No:T.S.No.47, Anna Nagar Extension, Anna Nagar(N177), Velachery(N177), Velachery, Chennai, 600041 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issued by Greater Chennai Corporation vide No:PPA/WDCN13/06416/2022 and BA/WDCN13/06930/2022 dated : 20/06/2022
- 2.Completion Certificate Application online registration :CC/WDCN13/01080/2023 dated :01/08/2023
- 3.This office letter vide No:CC/WDCN13/01080/2023 dated 01/08/2023
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N13/2023-24/10519

(1) This is to certify that Thiru. Mr T ASWIN KUMAR has completed the construction of Residential / Commercial building at Block No:212, Plot No:1, Survey No:T.S.No.47, Anna Nagar Extension, Anna Nagar(N177), Velachery(N177), Velachery, Chennai, 600041 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN13/06416/2022 and Building Permit No:BA/WDCN13/06930/2022 dated: 20/06/2022. 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/WDCN13/01235/2023
Dated:02/09/2023

(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 provision does not cover Structural Stability aspect of the building. As far as the structural stability, 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.

For Rahul Flat Developers Pvt. Ltd

Managing Director

Digitally Signed by
Saravanamurthi B R
Date: 05-Sep-2023 (13:52:21)
Zonal Officer-Adyar
Greater Chennai Corporation

P. PACKIA RAJ, ME(STRUCTURAL)

Reg. No: SE/GR-I/2020/09/279, CI,IDA

Reg. No:RSE101242020, GCC

Reg. No:AM3033883, Chartered Engineer, IE(India)

28, First Kattabomman Street, Taramani, Chennai

Phone No: +919962529802

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 "RAAS VIHAR" @ Plot No.1, Anna Nagar 3rd Cross Street Extn, Velachery, Chennai - 600 042. Comprised in Survey No.316/2 Part & 316/3 Part as per patta T.S.No.47 in Block No. 212, Ward Velachery (Part-2) "001" of Velachery Village, Greater Chennai Corporation Division : 179, Zone XIII admeasuring 563.64 sq. meter area (carpet area), being developed by M/s RAHUL FLAT DEVELOPERS PVT.LTD having TNRERA Registration Number TN/29/Building/0446/2022 dated: 03.11.2022

Sir,

We M/s RAMSON ASSOCIATES Prop., Mr. RAMAPRABHU undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the project "RAAS VIHAR" @ Plot No.1, Anna Nagar 3rd Cross Street Extn, Velachery, Chennai - 600 042. Comprised in Survey No.316/2 part & 316/3 part as per patta T.S.No.47 in Block No. 212, Ward Velachery (Part-2) "001" of Velachery Village, Greater Chennai Corporation Division : 179, Zone XIII admeasuring 563.64 sq. meter area (carpet area), being developed by M/s RAHUL FLAT DEVELOPERS PVT.LTD.

2. Following technical professionals are appointed by the Promoter:

- (i) **Mr. Ramaprabhu** as Architect/Engineer
- (ii) **Mr. Packiaraj** 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 "RAAS VIHAR" (Single Block of the Building) has been completed in all aspects. The Project "RAAS VIHAR", the Building is granted, the **COMPLETION CERTIFICATE No: CC/WDCN13/01080/2023 DATED:01.08.2022** by Greater Chennai Corporation.

Yours Faithfully,


S. RAMAPRABHU
 Registered Engineer & Architect (R.E)
 REG No. Re301432019
 L.S./Architectural License No.
 CMDA RE/GR - HT/19/03/18
 Registered Construction Engineer (CE)
 CMDA - CE / 19/03/030
 68 / 2, Greenways Road Extension,
 R.A. Puram, Chennai - 600 028.
 Ph : 98409 31799



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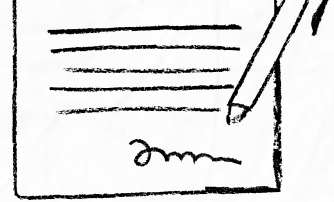
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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