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Project - Annual Progress Report

Promoter's Name	M/s RAHUL FLAT DEVELOPERS PRIVATE LIMITED #1403, 15th Avenue, Anna nagar, Chennai - 600 040
Project Name	"ASTHALAKSHMII"- Plot No:14, 4th Avenue, Banu nagar, Pudur, Ambattur, Chennai - 600 053
Project Registration No	TN/29/BUILDING/0164/2023 DATE.18.04.2023
Quarter Ending	Mar-24

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	120.32
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	1	82.48

B. Construction

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

C. Details of Clearances

1. Completion Certificate No CC/WDCN07/00117/2024 DATED:22.12.2023
2. Compliance Report, if any (Kindly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7- ENCLOSED

D. Latest Photo with Date - Attached

For Rahul Flat Developers Pvt. Ltd


 Managing Director

**Project : ASTHALAKSHMII - Plot No: 14, 4th Avenue, Banu nagar, Pudur, Ambattur,
Chennai - 600 053**

Stage wise completion report

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

For Rahul Flat Developers Pvt. Ltd


Managing Director

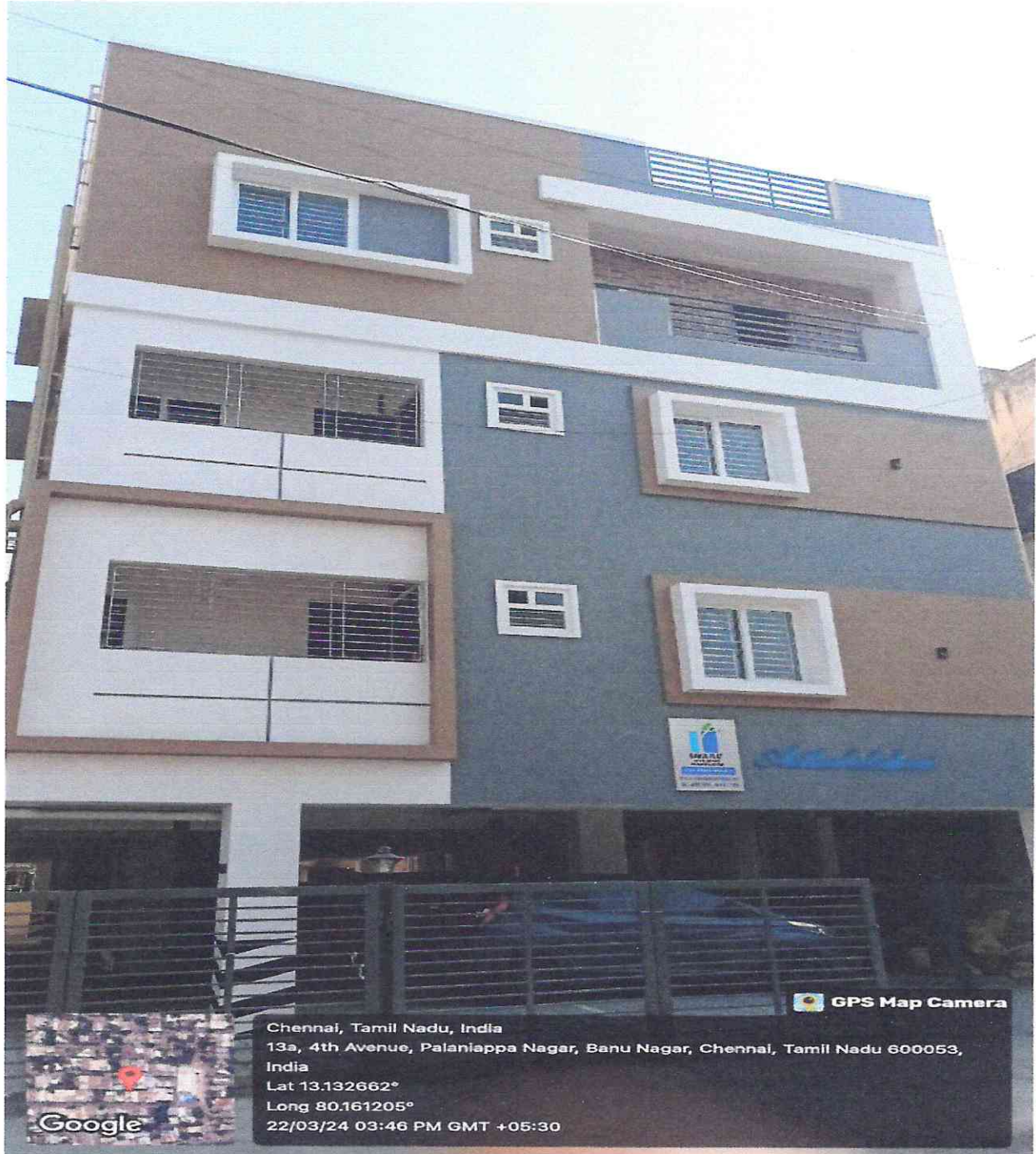
Carpet Area Statement													
Project : ASTHALAKSHMII - Plot No: 14, 4th Avenue, Banu nagar, Pudur, Ambattur, Chennai - 600 053													
Sl.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)		UDS registered Details
											Covered	Open	
1	1	1st	A1	RESIDENTIAL	48.56	2.82	4.54	11.18	67.10	32.70	1		un reg
2	1	1st	B1	RESIDENTIAL	34.87		3.74	7.72	46.33	22.58			un reg
3	1	1st	C1	RESIDENTIAL	31.87	1.84	3.99	7.54	45.24	22.05			REGISTERED
4	1	1st	D1	RESIDENTIAL	47.28	2.15	5.44	10.97	65.84	32.09			un reg
5	1	2nd	A2	RESIDENTIAL	48.56	2.82	4.54	11.18	67.10	32.70	1		un reg
6	1	2nd	B2	RESIDENTIAL	34.87		3.74	7.72	46.33	22.58			un reg
7	1	2nd	C2	RESIDENTIAL	31.87	1.84	3.99	7.54	45.24	22.05			REGISTERED
8	1	2nd	D2	RESIDENTIAL	47.28	2.15	5.44	10.97	65.84	32.09			un reg
9	1	3rd	A3	RESIDENTIAL	52.20	4.43	4.86	12.30	73.79	35.96	1		un reg
10	1	3rd	B3	RESIDENTIAL	56.58	3.7	5.37	13.13	78.78	38.39	1		REGISTERED
11	1	3rd	C3	RESIDENTIAL	52.88	2.27	5.74	12.18	73.07	35.61	1		un reg
				TOTAL	486.82			112.45	674.66	328.77	5		

For Rahul Flat Developers Pvt. Ltd


Managing Director

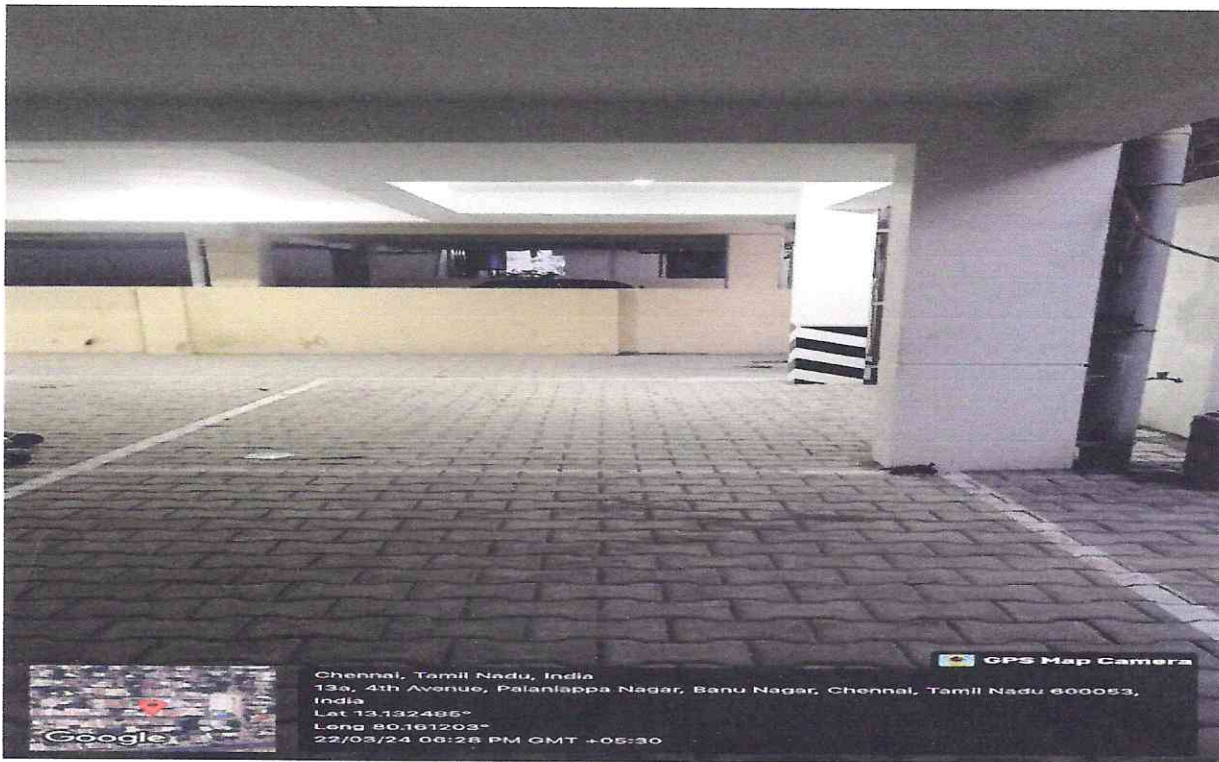
PROJECT : "ASTHALAKSHMII"

PLOT NO:14, 4TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR, CHENNAI – 600 053



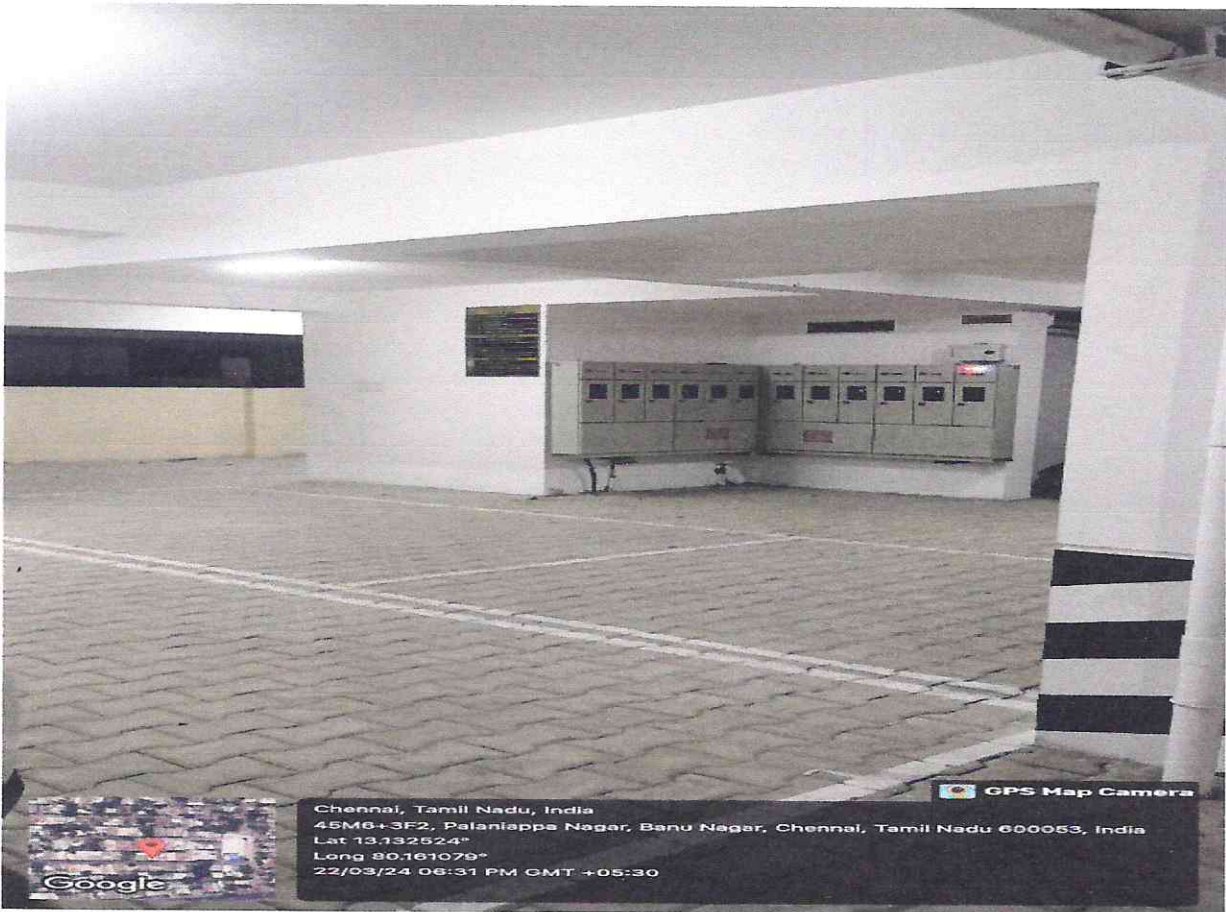
For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director



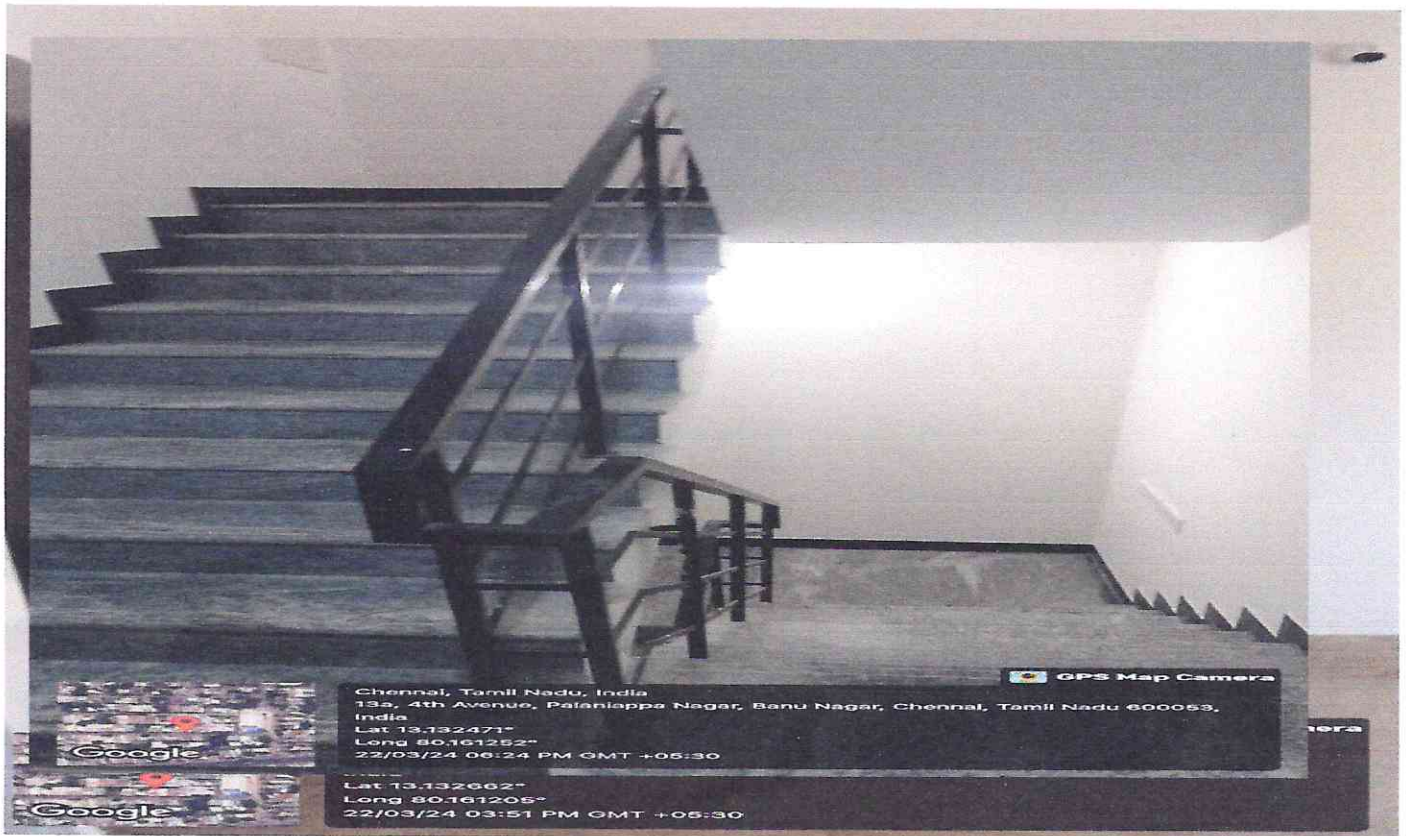
For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director



For Rahul Flat Developers Pvt. Ltd

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Managing Director



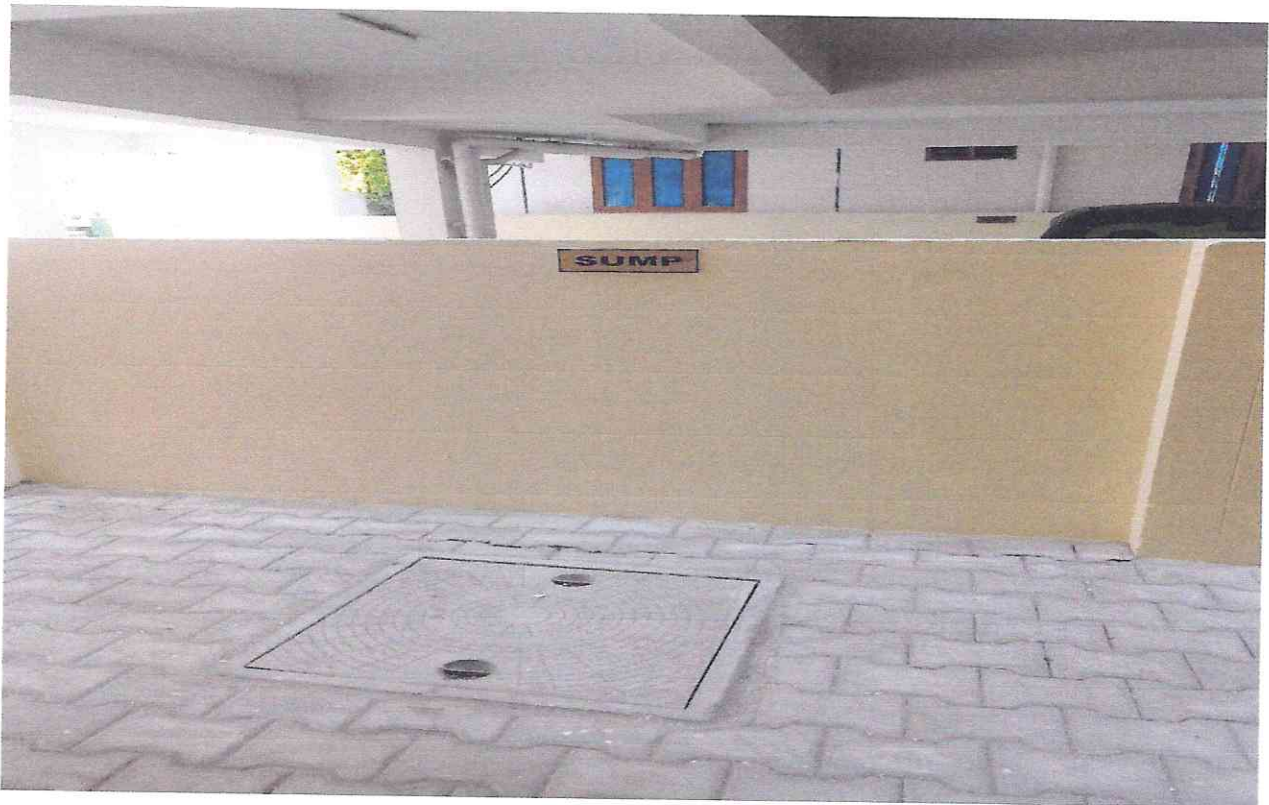
For Rahul Flat Developers Pvt. Ltd

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Managing Director



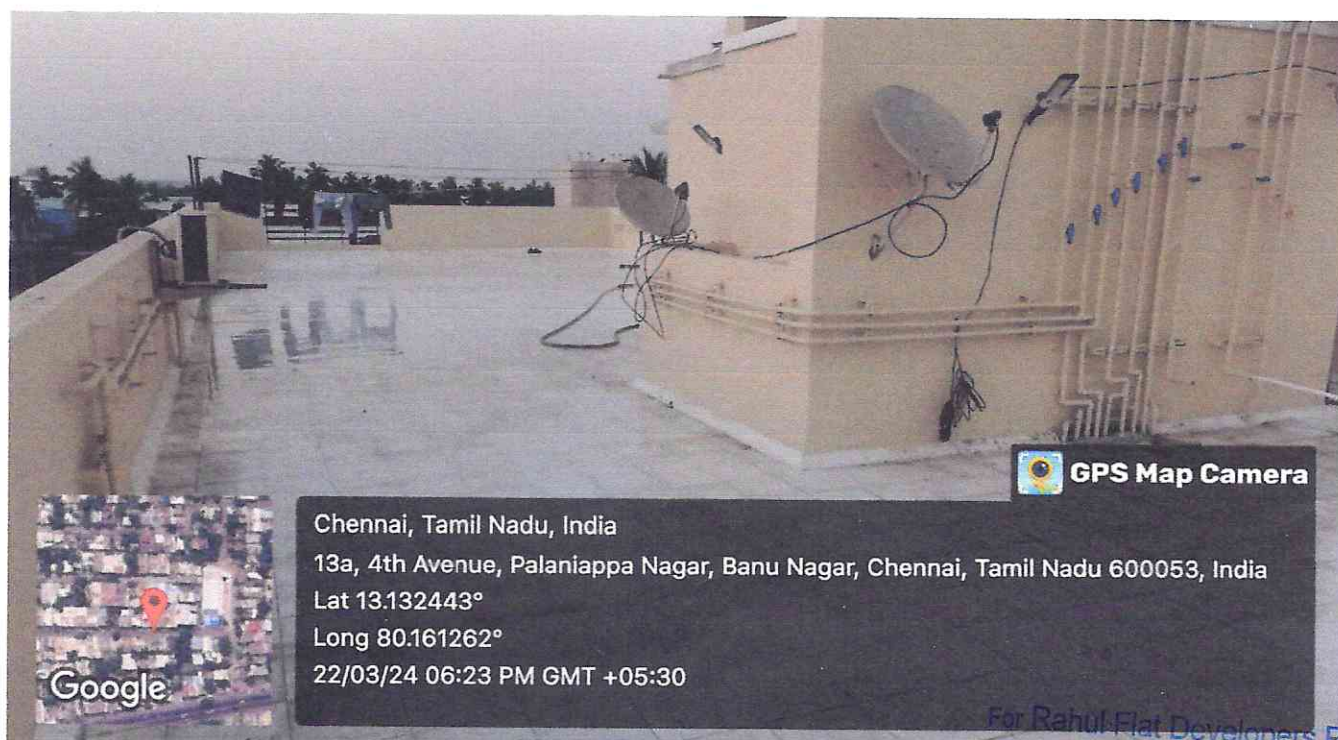
For Rahul Flat Developers Pvt. Ltd

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Managing Director



For Rahul Flat Developers Pvt. Ltd

f.h. Shil
Managing Director

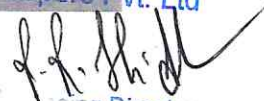


 **GPS Map Camera**

Chennai, Tamil Nadu, India
13a, 4th Avenue, Palaniappa Nagar, Banu Nagar, Chennai, Tamil Nadu 600053, India
Lat 13.132443°
Long 80.161262°
22/03/24 06:23 PM GMT +05:30

Google

For Rahul Flat Developers Pvt. Ltd


Managing Director



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/WDCN07/00117/2024

Dated: 22/12/2023

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Ambattur Completed the Construction of Residential/Commercial Building at Block No:19,Ward-A,Plot No:14, Survey No:S.No.54, BANU NAGAR 4TH AVENUE,PUDUR,BANU NAGAR,Oragadam, 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/WDCN07/10085/2022 and BA/WDCN07/01151/2023 dated : 18/10/2022
- 2.Completion Certificate Application online registration :CC/WDCN07/01752/2023 dated :22/12/2023
- 3.This office letter vide No:CC/WDCN07/01752/2023 dated 22/12/2023
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N07/2023-24/19584

(1) This is to certify that Thiru. Mr R PANDARI AND 8 OTHERS has completed the construction of Residential / Commercial building at Block No:19,Ward-A,Plot No:14, Survey No:S.No.54, BANU NAGAR 4TH AVENUE,PUDUR,BANU NAGAR,Oragadam, Chennai, 600053 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN07/10085/2022 and Building Permit No:BA/WDCN07/01151/2023 dated: 18/10/2022. 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/WDCN07/00117/2024
Dated:29/01/2024

(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 D Vijula
Date: 06-Feb-2024 (15:39:37)

Zonal Officer-Ambattur
Greater Chennai Corporation

For Rahul-Flat Developers Pvt. Ltd

Managing Director

FORM-4**ARCHITECT 'S CERTIFICATE**

23.02.2024

To

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

1. **Subject:** Certificate of Completion of Construction Work of Residential Project "ASTHALAKSHMII" for Construction of 11 units, Tower/Block/Building(s) One Block, Stilt + 3 floors situated on Plot No:14, 4th AVENUE, BANU NAGAR, PUDUR, AMBATTUR, CHENNAI - 600 053, Comprised in Survey No. 128/3 (as per Sub-Division No. 128/3A) Ambattur, Pudur, of ORAGADAM Village, Ambattur Taluk, Chennai District, situated within the Registration District of Ambattur, North Chennai. being developed by M/s RAHUL FLAT DEVELOPERS PVT LTD., having TNRERA Registration Number TN/29/Building/0164/2023 dated: 18.04.2023

Sir,

We M/s RAMSON ASSOCIATES Prop., Mr. RAMAPRABHU undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the project "M/S.RAHUL FLAT DEVELOPERS PRIVATE LIMITED" having Stilt+ 3 floors, situated on the Plot No:14, 4th AVENUE, BANU NAGAR, PUDUR, AMBATTUR, CHENNAI - 600 053, Comprised in Survey No. 128/3 (as per Sub-Division No. 128/3A) Ambattur, Pudur, of ORAGADAM Village, Ambattur Taluk, Chennai District, situated within the Registration District of Ambattur, North Chennai.1

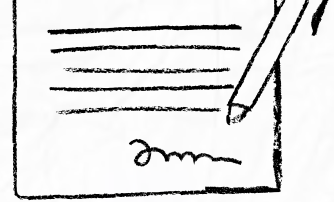
Following technical professionals are appointed by the Promoter:

- (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 "ASTHALAKSHMII" (Single Block of the Building) has been completed in all aspects. The Project "ASTHALAKSHMII", the Building is granted, the **COMPLETION CERTIFICATE No :CC/WDCN07/00117/2024 DATED:22.12.2023** 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 Engineer (CE)
 CMDA - CE / 19/03/030
 68 / 2, Greenfield, R. A. Puram, Chennai - 600 028.
 L.S/Architect with License No. 98409-31799



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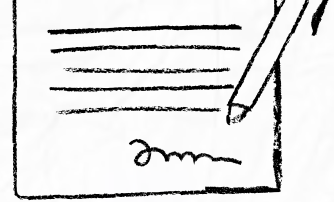
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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