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ROYAL SHELTER
Flat Promoters & Property Developers

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Royal Shelter
Project Name	:	Royal Aananda Phase II
Project Registration No.	:	**TN/16/Building/0314/2023**
Project Registration Date	:	19-07-2023
Project Completion Date	:	31-12-2024
Quarter Ending	:	October 2024 to December 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.	:	41989096145

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.6,76,24,275.00
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.6,72,04,275.00
Bank statement for the last one year duly signed by the Bank to be enclosed	:	01-01-2024 to 31-12-2024

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	26 Nos.	1995.45
	b) UDS Registered	20 Nos.	759.30

2. Furnish the details Flat-wise

Sl.No.	Block	Flat No.	Flat Booked	UDS Registered
1	D	1A	Yes	Yes
2	D	1B	Yes	Yes
3	D	1C	Yes	Yes
4	D	1D	Yes	No
5	D	1E	Yes	Yes
6	D	1F	Yes	Yes
7	D	2A	Yes	Yes
8	D	2B	Yes	Yes
9	D	2C	Yes	Yes
10	D	2D	Yes	Yes
11	D	2E	Yes	Yes
12	D	2F	Yes	Yes
13	D	3A	Yes	Yes
14	D	3B	Yes	Yes
15	D	3C	Yes	No
16	D	3D	Yes	No
17	D	3E	Yes	Yes
18	D	3F	Yes	Yes
19	D	4A	Yes	Yes
20	D	4B	Yes	Yes
21	D	4C	Yes	No
22	D	4D	Yes	Yes
23	D	4E	Yes	Yes
24	D	4F	Yes	No
25	D	5A	Yes	Yes
26	D	5B	Yes	No
27	D	5C	No	No
28	D	5D	No	No
29	D	5E	No	No
30	D	5F	No	No

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	a). Foundation	100% Completed
		b). Basement Floor Slab and Side wall Concrete	100% Completed
		c). Basement Roof (Stilt Floor) Slab Work	100% Completed
		d). Stilt Floor Roof Slab work	100% Completed
		e). First Floor Roof Slab work	100% Completed

		f). Second Floor Roof Slab work	100% Completed
		g). Third Floor Rood Slab work	100% Completed
		h). Fourth Floor Roof Slab work	100% Completed
		i). Fifth Floor Roof Slab work	100% Completed
		j). 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
		(vi). Terrace Floor	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
		(vi). Terrace Floor	100% Completed
		l). Outer 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
		(vi). Terrace Floor	100% Completed
		m). Electrical 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
		(vi). Terrace 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
		(vi). Terrace 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
		(vi). Terrace Floor	100% Completed
		p). Painting	
		(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
		(vi). Terrace Floor	100% Completed
		q). Joineries	
		(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
		(vi). Terrace Floor	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1. Children Play area 2. Gym 3. Lift 4. Solar voltanic Panel	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 for drinking water 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.888.432 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 35.508 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 ROYAL SHELTER

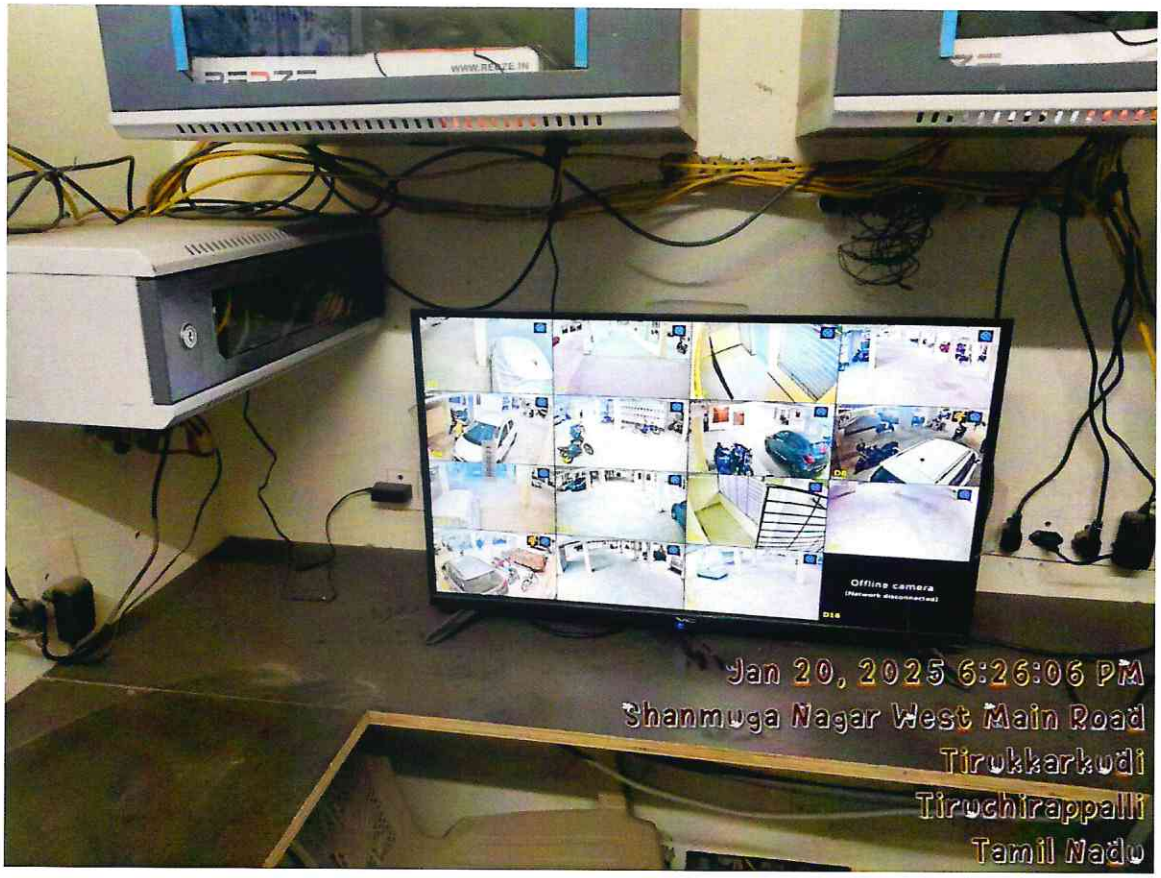
Managing Partner



BUILDING VIEW -1



BUILDING VIEW-2



CC TV CAMERA



GENSET



CORPORATION WATER CONNECTION



LIFT-1



LIFT-2



SOLAR PANEL



CHILDREN PLAY AREA

COMPLETION CERTIFICATE

From,
Thiru.B.Rameshkumar, B.E., M.B.A.,
Joint Director,
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai, Tiruchirappalli – 23.
E Mail ID : tryjddtcp@gmail.com
Phone No. 0431-2423769.

To,
Mr.P.Ravichandran,
Managing Partner,
M/S.Royal Shelter,
D-27, 2nd Floor, JP Tower,
7th Cross East, Thillai Nagar,
Tiruchirappalli – 620 018.

Roc. No. 3742/2024/TD3, Dated :30.08.2024

CC No.35/2024

Sir,

Sub: Completion Certificate – District Town and Country Planning – Tiruchirappalli District - Trichy Local Planning Area/ Corporation – K.Abishekapuram Zone – Uyyakondanthirumalai Village - Ward: J, Block: 23, T.S.No.7/5 and Block-24, T.S.No.7/4 – Construction of Residential Apartment Building (Block-A) up to Terrace level - Completion Certificate (CC) issued – Reg.

Ref:
1) Planning Permission order in Roc.No.1579/2022/TD3, dated: 27.02.2023. (Planning Permission No. 37/2023).

2) Building Permit of Trichy Corporation, B.A.No:086/BL/2023/00874, dated: 25.05.2023.

3) Completion Certificate application received from Mr.P.Ravichandran, Managing Partner, M/S.Royal Shelter, Trichy, dated : 24.07.2024.

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1. This is certifying that Mr.P.Ravichandran, Managing Partner, M/S.Royal Shelter, has constructed Residential Apartment Building (Block-A) in T.S.No.7/4, Block-24 and T.S.No.7/5, Block-23, Ward: J, Uyyakondanthirumalai Village, K.Abishekapuram Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No.1579/2022/TD3, Dated: 27.02.2023, Planning Permission No.37/2023. The Building was inspected and observed that the building has been completed and satisfies the norms (TNCDBR-2019, Annexure-XXIII) for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in CC No.**35/2024,** Dated: **30.08.2024.**

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.

Joint Director,
District Town and Country Planning Office,
Tiruchirappalli District

30/08/24

Copy to

1) The Commissioner,
   Tiruchirappalli Corporation,
   Trichirappalli District

2) The Executive Engineer,
   TANGEDCO Cantonment Division,
   Trichy District.

ARCHITECTS PLUS

15

P. RAVICHANDRAN, M.E., A.I.I.A., F.I.V.
Regn. No. CA 23109

FORM-4A

ARCHITECT 'S CERTIFICATE

Date: 13-01-2025

To

M/s. ROYAL SHELTER
D27, 2nd Floor, JP Tower,
7th Cross, Thillainagar,
Tiruchirappalli – 620 018

Subject: **Certificate of Completion of Construction Work of Royal Aananda Phase II Building/ Block "D"** with TNRERA Registration Number **TN/16/Building/0314/2023** situated on the Land bearing T.S. No. 7/4 in Block No. 24 and T.S. No. 7/5 in Block No. 23, Ward J, Shanmuga Nagar West Extension–I, Uyyakondan Thirumalai Village, Tiruchirappalli 620 102 demarcated by its boundaries (North East LAT:10'48'46.4"N, LONG: 78"39'27.4"E, South East LAT: 10"48'43.5N LONG: 78"39'27.7"E, North West LAT: 10"48'46.5"N LONG 78"39'26.0"E, South West LAT: 10"48'43.7"N, LONG: 78"39'25.7"E) measuring 3247.83 sq.mts of FSI area and 715.08 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 Aananda Phase II** Building/Block "**D**" of the Building of the Project with TNRERA Registration Number **TN/16/Building/0314/2023** situated on the Land bearing T.S. No. 7/4 in Block No. 24 and T.S. No. 7/5 in Block No. 23, Ward J, Shanmuga Nagar West Extension–I, Uyyakondan Thirumalai Village, Tiruchirappalli 620 102 measuring 3247.83 sq.mts of FSI area and 715.08 sq.m of Non-FSI area, being developed by Royal Shelter.

2. Following technical professionals 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 Aananda Phase II** apartment building consisting of Block "D" 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 Aananda Phase II apartment building consisting of Block "D" of the Building is granted **Completion Certificate bearing number 35/2024, dated 30-08-2024 by DTCP, Tiruchirappalli.**

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

ARCHITECTS PLUS

P. RAVICHANDRAN, M.E., A.I.I.A.,, F.I.V.
Regn. No. CA 23109

17

13-01-2025

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 Aananda Phase II /Block "D"** of the Building comprising Basement, Stilt + 5 Floors, situated on the Land bearing T.S. No. 7/4 in Block No. 24 and T.S. No. 7/5 in Block No. 23, Ward J, Shanmuga Nagar West Extension–I, Uyyakondan Thirumalai Village, Tiruchirappalli 620 102.

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.

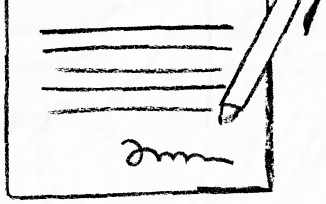
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

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

Signature, Name and Seal of the Registered Structural Engineer

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



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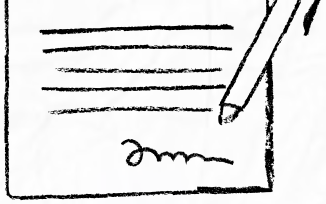
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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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