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Revised Format of QPR

I.

Promoter's Name	:	M/s. Rads Infrastructure,
Project Name	:	Project Name: "Karpagam Castle"
Project Registration No.	:	TN/29/Building/0401/2023 dated
Project Registration Date	:	15.09.2023
Project Completion Date in Form 'C' / Form 'F'	:	13.06.2028
Quarter Ending	:	December - 2025

II

Bank Name	:	Federal Bank Ltd
Bank Branch	:	Velachery Branch
E-Mail ID	:	radsinfrastructure@gmail.com
S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	—
2	RERA Designated Separate Account (70%)	22960200004694
3	RERA Designated Transaction Account (30%)	—

For RADS INFRASTRUCTURE

CAW
Partner

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	—
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	Rs.6,21,71,268/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	—
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Enclosed
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	—
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	—
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	Stilt Floor + 3 Floors Residential Building with 9 dwelling units No Common Amenities

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Signature
Partner

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise	09	09	572.83
	b) UDS Registered	09	09	334.00

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1.	F1	No	Yes	No	Yes
2.	F2				
3.	F3				
4.	S1				
5.	S2				
6.	S3				
7.	T1	No	Yes	No	Yes
8.	T2				
9.	T3				

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X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Stilt Floor + 3 Floors Residential Building with 9 dwelling units	All Floors 100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	
3.	Status of other Common Amenities as indicated in the Construction Agreement	No	

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.375.83 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

XII. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) Enclosed

For RADS INFRASTRUCTURE

CAH
Partner

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot Nos. 586,587,588,
Ist & IInd Avenue, Anna Nagar East,
Chennai 600102.

Sir,

Sub: Completion of Building Registration of Builder share of Flat Nos.F1, F3, S3 & T3 (Total 4 Flats) in Stilt Floor + 3 Floors Residential Building with 9 dwelling units at Old Door No.3 & 3/1, New Door No.5 & 5/1, Subramania Gurukkal Street, Raja Annamalaipuram, Mylapore Chennai comprised in Old S.No.80pt, R.S.No.4132pt, as per Patta R.S.No.4132/4, Block No.90 of Mylapore Village, Chennai - Registered with TNRERA vide Form- C No.TN/29/Building/0401/2023 dated 15/09/2023 - Promoted by M/s. Rads Infrastructure - Furnishing of declaration - Reg.

I have registered a real estate project (Building) at Stilt Floor + 3 Floors Residential Building with 9 dwelling units at Old Door No.3 & 3/1, New Door No.5 & 5/1, Subramania Gurukkal Street, Raja Annamalaipuram, Mylapore Chennai comprised in Old S.No.80pt, R.S.No.4132pt, as per Patta R.S.No.4132/4, Block No.90 of Mylapore Village, Chennai vide Form 'C' TN/29/Building/0401/2023 dated 15/09/2023 with TNRERA.

I/We hereby declare that I/We have obtained water and sewerage connections from CMWSSB Electricity Connection from Tamil Nadu Power Distribution Corporation Limited for the project and all the lifts are functional. The details of the above are given below.

1. Details of water supply (Proof of connection enclosed):

- a) Water supply connection obtained from CMWSSB. ✓
- b) Ground water (1 Bore well Provided) ✓

2. Sewerage (Proof enclosed):

- a) Sewer line connected to the main sewer line of CMWSSB. ✓

For RADS INFRASTRUCTURE


Partner

3. Electricity:

The project has one transformer of 250 KVA, one RMU has been installed with a capacity of 60 KVA. There are 09 residential 3 phase meters and 1 commercial (common) 10 - 60 amps 3 phase meters and functional. (EB payment card enclosed)

4. Lifts:

The project has 1 number of lifts (passenger) with a capacity of 6 and are functional. (Certificate from lift inspector enclosed)

5. Common Amenities:

Not Applicable

Verification

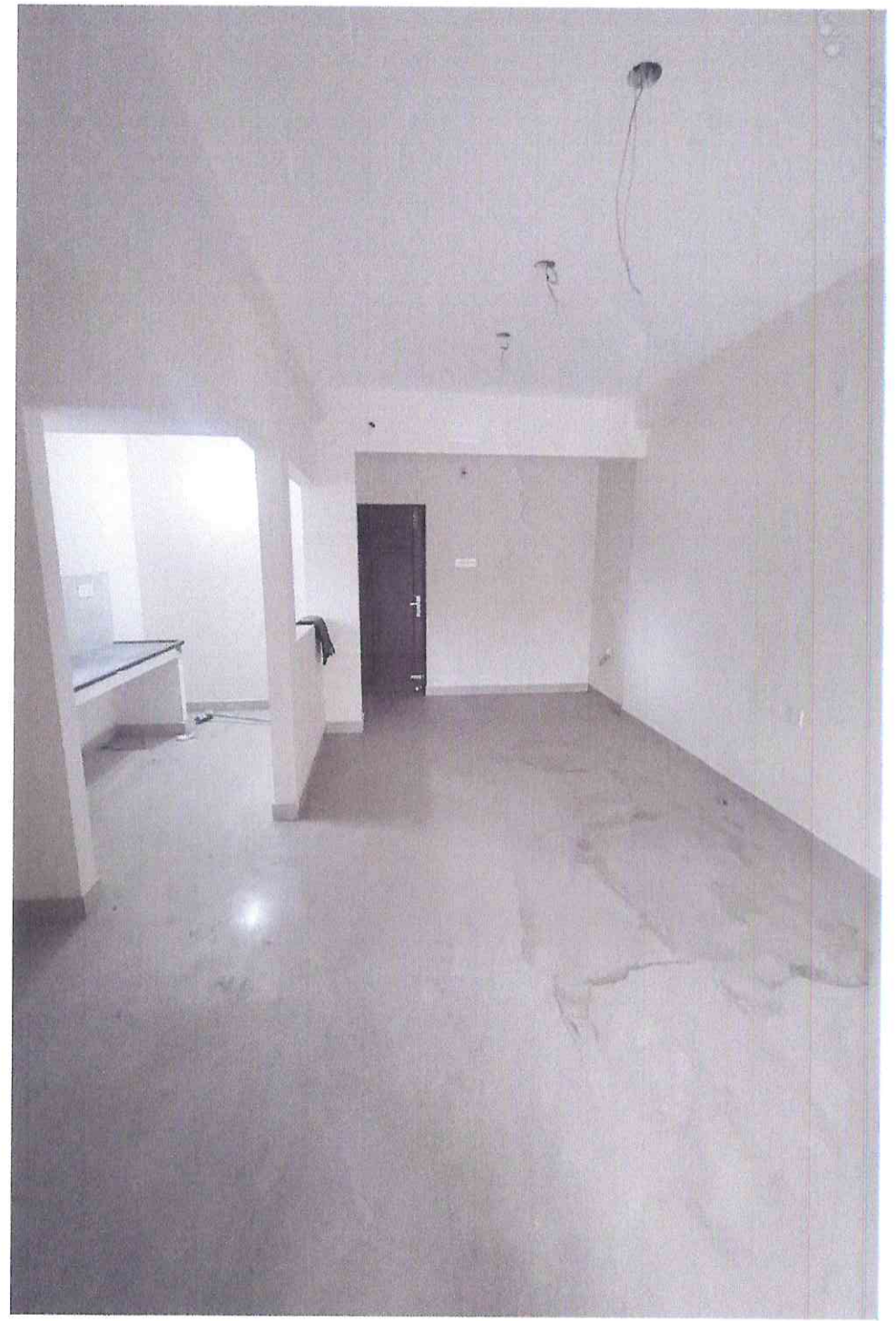
Verified at Chennai on this 05.02.2026 at the contents. The above information is true to the best of my knowledge and that it conceals nothing and no part of it is false.

I/We understand that if any information furnished by me is found to be false I am liable for action under the Real Estate (Regulation and Development) Act, 2016 and I/We shall comply with the directions issued by TNRERA in this regard.

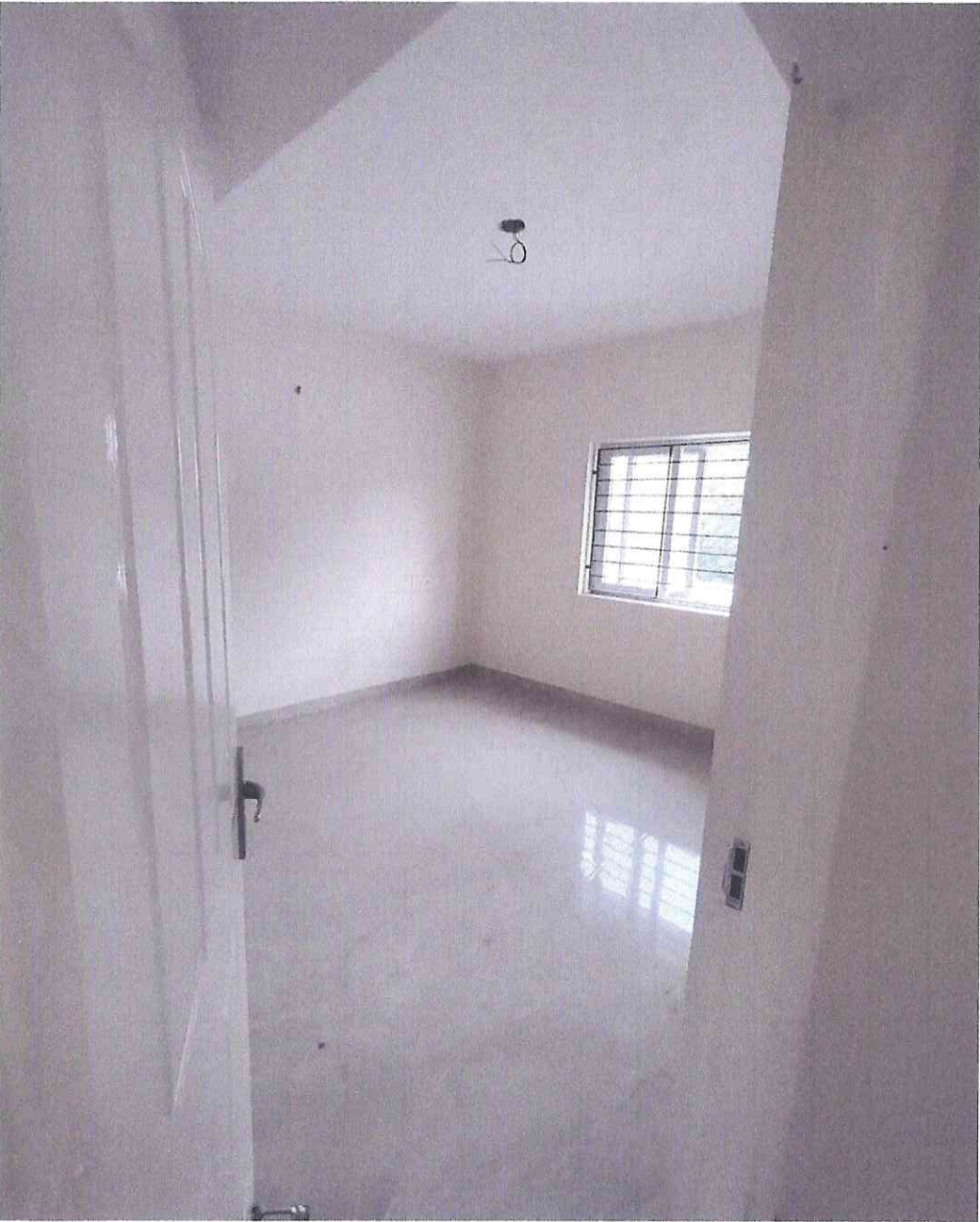
Signature

For RAD'S INFRASTRUCTURE

Partner









பெருநகர 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, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN13/00063/2025

Dated: 20/01/2025

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Adyar Completed the Construction of Residential/Commercial Building at Door No:OLD NO.3 ,3/1,NEW NO.5,5/1,Block No:90,Survey No:R.S.NO:4132/4, Subramanya Gurukkal Street,Mandavelipakkam(N171),Mandavelipakkam(N171),Mylapore, Chennai, 600028 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN13/04642/2023 and BA/WDCN13/04101/2023 dated : 25/05/2023
- 2.Completion Certificate Application online registration :CC/WDCN13/00024/2025 dated :20/01/2025
- 3.This office letter vide No:CC/WDCN13/00024/2025 dated 20/01/2025
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N13/2024-25/19797

(1) This is to certify that Thiru. Ms Rads Infrastructure Rep by its Partner Mr R Alwin Raja GPA FOR Mr S Subramania Gurukkal has completed the construction of Residential / Commercial building at Door No:OLD NO.3 ,3/1,NEW NO.5,5/1,Block No:90,Survey No:R.S.NO:4132/4, Subramanya Gurukkal Street,Mandavelipakkam(N171),Mandavelipakkam(N171),Mylapore, Chennai, 600028 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN13/04642/2023 and Building Permit No:BA/WDCN13/04101/2023 dated: 25/05/2023. 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/WDCN13/00063/2025
Dated:07/02/2025

(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.

Digitally Signed by Srinivasan P

V

Date: 13-Feb-2025 (19:27:56)

Zonal Officer-Adyar
Greater Chennai Corporation

FORM - 4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date:21/11/2025

To

M/s. RADS INFRASTRUCTURE,
No.17, Second Floor, Dhandeeswaram Main Road,
Velachery, Chennai - 600042.

Subject: Certificate of Completion of Construction Work of Stilt Floor + 3 Floors Residential Building with 9 dwelling units namely '**KARPAGAM CASTLE**' (TNRERA Registration Number **TN/29/Building/0401/2023**, Dated 15/09/2023) situated at Old Door No.3 & 3/1, New Door No.5 & 5/1, Subramania Gurukkal Street, Raja Annamalaipuram, Mylapore, Chennai - 600028, comprised in Old S.No.80pt, R.S. No.4132pt, as per Patta R.S. No.4132/4, Block No.90 of Mylapore Part 2 Town, Mylapore Taluk, Chennai District, demarcated by its boundaries (latitude 13.025671 and longitude 80.266146 of the end points) Property belongs to : Rasiklal's Vacant Land bearing R.S.No.4131, presently R.S.No.4131/17 to the South, Subramania Gurukkal Road presently Subramania Gurukkal Street, R.S.No.4132/6 to the North, Door No.59/4, Brodies Road presently R.S.No.4132/5, Property belonging to Mr.S.Viswanatha Gurukkal to the West, Door No.59/2, presently R.S.No.4132/3, Property belonging to Mr.S.Ekambara Gurukkal to the East, measuring **3600 Square Feet** (334.451 Square Meter) area being developed by M/s. **RADS INFRASTRUCTURE**.

Sir,

I, H.G. VINOTH KUMAR have undertaken assignment as Architect of certifying completion of Construction Work of the residential building namely '**KARPAGAM CASTLE**', Old Door Nos.3 & 3/1, New Door Nos.5 & 5/1, Subramania Gurukkal Street, Raja Annamalaipuram, Mylapore, Chennai - 600028, comprised in Old S.No.80pt, R.S.No.4132pt, as per Patta R.S. No.4132/4, Block No.90 of Mylapore Part 2 Town, Mylapore Taluk, Chennai District Particulars - Reg. are being developed by M/s. **RADS INFRASTRUCTURE**.

- (i) Thiru H.G. VINOTH KUMAR as Architect
- (ii) Thiru K. UTHIRANEDUMARAN as Structural Consultant
- (iii) Thiru C. SUNIL as MEP Consultant
- (iv) Thiru M. SAIRAM As Site Supervisor/Clerk of Works

H.G.VINOTH KUMAR, B.ARCH

REGISTERED ARCHITECT - Gr-I

COUNCIL REG. No: CA/2001/28016

GREATER CHENNAI CORPORATION

REG. No: RA002042020

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that One (Stilt Floor + 3 Floors) Residential Building with 9 dwelling units namely '**KARPAGAM CASTLE**' 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 One (Stilt Floor + 3 Floors) Residential Building with 9 dwelling units namely '**KARPAGAM CASTLE**' is granted Completion Certificate bearing number CC/WDCN13/00063/2025 Dated 07/02/2025 by the Greater Chennai Corporation (GCC).

Yours Faithfully,

H.G. VINOTH KUMAR, B.ARCH,
REGISTERED ARCHITECT-Gr-I,
COUNCIL REG. No: CA/2001/28016
GREATER CHENNAI CORPORATION,
REG. No: RA002042020
RG 24, LLOYDS COLONY,
ROYAPETTAH, CHENNAI-600 014.

Signature & Name of Architect

7

FORM - 4 B

STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Date: 20/11/2025

I, **K. UTHIRANEDUMARAN** have undertaken assignment as Structural Engineer for the detailed design and construction work of Stilt Floor +3 Floors residential building with 9 dwelling units namely "**KARPAGAM CASTLE**" situated at Old Door No.3, 3/1, New Door No.5, 5/1, Subramania Gurukul Street, Raja Annamalaipuram, Mylapore Village, Chennai, 600028, comprised in R.S.No.4132/4, Block No.90, Mylapore Part 2 Town, Mylapore Taluk, Chennai District.

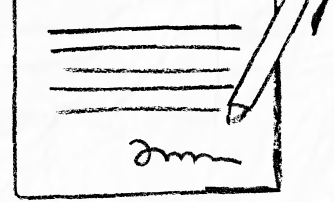
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,

K.UTHIRANEDUMARAN, M.Tech.(Str)
Regd. No. SE/GR-11/2023/06/346 (CMDA)
No.4, F1 Ponmani Apartment,
1st Main Road, Ramakrishna Nagar,
Adambakkam, Chennai - 600 088.
Ph: 9444183251 / marank@gmail.com

S.E.
*



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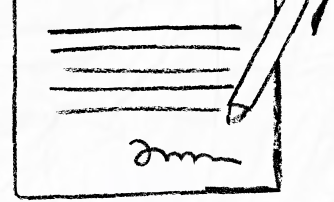
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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