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3/350/2 Mettukuppam,
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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Ruby Builders And Promoters
Project Name	:	Ruby Manor
Project Registration No.	:	**TN/26/BUIDLING/418/2023**
Project Registration Date	:	11.10.2023
Project Completion Date	:	30.06.2031
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

Bank Name	:	**Punjab National bank**
Bank Branch	:	**East Tambaram**
Bank A/c No.	:	**3958 0029 0000 0129**

amount collected from the allottees and deposited in the rera a/c from the date of opening	:	as per bank statement attached
amount withdrawn from the rera a/c from the date of opening	:	as per bank statement attached
bank statement for the last one year duly signed by the bank to be enclosed	:	as per bank statement attached

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	9 no's	1087.24
	b) UDS Registered	7 no's	360.45

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1F-1	Yes	Yes
2.	2F-1	Yes	Yes
3.	2F-2	Yes	No
4.	3F-1	Yes	Yes
5.	3F-2	Yes	No
6.	4F-1	Yes	Yes
7.	4F-2	Yes	Yes
8.	5F-1	Yes	Yes
9.	5F-2	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single block	**Cc received**
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Single block	-
3.	Status of other Common Amenities as indicated in the Construction Agreement	Single block	-

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% 361.4Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100 %

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) 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 UMAPATHY & CO.
Chartered Accountants

Signed by Chartered accountant

Umapathy R
Proprietor
Firm Regn No: 018424S,

For RUBY BUILDERS & PROMOTERS

Authorised Signatory

Signed by promoter

TOWN AND COUNTRY PLANNING DEPARTMENT

COMPLETION CERTIFICATE

From

Thiru.P.Ranganathan, B.E.,M.Tech (IITD).,AITP.,
Member Secretary/Joint Director,
Tirunelveli Local Planning Authority/
District Town and Country Planning Office,
South Bye pass Road,
Tirunelveli - 5.
Email ID :ddtcptnv@gmail.com
phone No: 0462-2902318.

To

1. The Superintending Engineer (Distribution), TANGEDCO,
   Tamil Nadu Electricity Board,
   Aringar Anna Maligai,
   Thiyagaraja Nagar,
   Maharaja Nagar Post,
   Tirunelveli -627 011.
2. The Commissioner
   Tirunelveli City Municipal Corporation,
   Tirunelveli.

SWP/DTCP/PP/0410643/2024, date.14.02.2025.

Sir/Madam,

Sub : **Completion Certificate** - District Town & Country Planning - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli City Municipal Corporation - Palayamkottai Taluk – High Ground Area Detailed Development Plan - V.M.Chatram village – S.F.No-298/7part - Palayamkottai Ward office – New T.S.Ward - BS, Block -7, T.S.No-81 - Approved Layout L.P.H/D.T.P.No 56/1962 - Plot No C-50 with site extent of 509.37sq.m. and FSI Area 1201.83sq.m. - Stilt Floor + Five Floors - Existing/ Proposed Construction of 10 Dwelling Units / Residential Building - Completion Certificate Issued – Regarding.

Ref : 1. Member Secretary/Joint Director, District Town and Country Planning office proceeding order on online reference No.SWP/BPA/0410643/2024 (Revised Planning Permission No.**P.P/B.P/TLPA No:SWP/144/2024**, dated.19.12.2024).

2. The Commissioner Tirunelveli City Municipal Corporation Building LicenseNo.146/BL/2025/00055 dated.23.01.2025.
3. G.O.(Ms.) No.53, Housing and Urban Development[UD4(3)] Department, dated.16.04.2018.
4. Applicant Tmt.K.Ruby Manoharan Completion Certificate application received through online reference No. SWP/DTCP/PP/0410643/2024, dated.24.01.2025).
5. Site Inspection, dated.07.02.2025.
6. This office letter, dated.07.02.2025, 10.02.2025 and 14.02.2025.
7. Applicant Tmt.K.Ruby Manoharan letter, dated:08.02.2025, 12.02.2025 and 14.02.2025.

`This is to certify that Tmt.K.Ruby Manoharan has completely constructed the 10 Dwelling Units of Residential building in the above said site for which the plan was sanctioned vide order in online reference No.SWP/BPA/0410643/2024, Revised Planning Permission No.**P.P/B.P/TLPA No:SWP/144/2024**, dated.19.12.2024). It was inspected and observed that Construction of the 10 Dwelling Units of Residential building has been complete as per approved plan.

1) Accordingly, Completion Certificate is issued for the above construction in ***CC/TLPA No.01/2025*, dated:14.02.2025,** Subject to the compliance of following condition.

Condition.

1. **The Completion Certificate is issued only for the Stilt floor, First floor, Second floor, Third floor, Fourth floor and Fifth floors construction for the completed 10 Dwelling Units of Residential building.**
2. **Subsequently, if any additional building or part of the building is changed/ constructed or the use of the building / occupancy is changed appropriate action will be taken to cancel the completion certificate issued and enforcement action will be taken.**

2).The Completion Certificate is issued in accordance with the provision of 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.

Member Secretary/Joint Director,
Tirunelveli Local Planning Authority/
District Town and Country Planning Office,
Tirunelveli.

Copy To:

Tmt.K.Ruby Manoharan,
W/o Thiru.R.Manoharan,
Door No-3/1, U.V. Saminatha Iyer Street,
M.E.S Road, Ganapathypuram,
East Tambaram,
Chennai-600 059

Signature Not Verified
Signed by: Joint Director
Location:Tirunelveli
Date:2025.02.14 15:52:53

Account Statement for Account Number 3958002900000129

Branch Details

Branch Name: CHENNAI,TAMBARAM
Bank Address: 205 VELACHERY ROAD
City: CHENNAI
Pin : 600073
IFSC Code: PUNB0395800

Customer Details

Account Name: RUBY BUILDERS AND PROMOTERS-ESCROW COLLECTION-RUBY MANOR
Customer Address: Ground Floor 247 B VELACHERY
MAIN ROAD SELAIYUR CHENNAI KANCHIPURAM
City:
Pin : 600073

Nominee :

Statement Period : 01/11/2024 to 31/03/2025

Txn No.	Txn Date	Description	Branch Name	Cheque No.	Dr Amount	Cr Amount	Balance	KIMS Remarks
S83636932	07/11/2024	NEFT_OUT:PUNBS24312864975/RUBY MANOHARAN PROPERTY /IDIB000R053/6166624018	-		5,000.00		27,012.44 Cr.	
S83636932	07/11/2024	NEFT_CHRG:PUNBS24312864975/IDIB000R053/6166624018	-		2.66		32,012.44 Cr.	

Unless constituent notifies the bank immediately of any discrepancy found by him in his statement of Account, it will be taken that he has found the account correct.

*COMPUTER GENERATED ENTERIES SHOWN IN THE STATEMENT OF ACCOUNT DO NOT REQUIRE ANY AUTHENTICATION / INITIAL FROM THE BANK OFFICIAL.PLEASE DO NOT ACCEPT ANY MANUAL ENTRY IN YOUR COMPUTER GENERATED STATEMENT OF ACCOUNT

* PLEASE ENSURE THAT ALL THE CHEQUE LEAVES IN YOUR CUSTODY ARE DULY BRANDED WITH YOUR 16 DIGITS ACCOUNT NUMBER

* CUSTOMERS ARE REQUESTED IN THEIR OWN INTEREST NOT TO ISSUE CHEQUES WITHOUT ADEQUATE CLEAR FUNDS /ARRANGEMENTS. SUCH CHEQUES CAN BE RETURNED WITHOUT MAKING ANY FURTHER REFERENCE TO THEM.

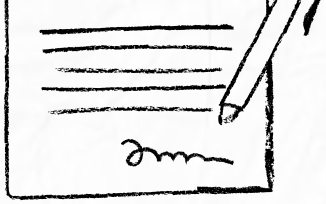
* PLEASE MAINTAIN MINIMUM AVERAGE BALANCE,TO AVOID LEVY OF CHARGES.

*Pls note Penal interest may be charged in loan accounts due to financial reasons such as over drawings, non receipt of install on the rates prescrribed by bank from time to time and for non financial reasons like non submission of , QMS forms, non adherence to terms and conditions etc.

Abbreviations are as under:
BR: Branch Name , Csh: Cash , Clg: Clearing , ISO: Inter Sol(##)
QAB:Quarterly Average Balances , LF Chg: Ledger Folio Charges , Intt: Interest , Chrg: Charges
Ret:Returning , Chq: Cheque , SI: Standing Instruction , Stk Stmt: Stock Statement , Trf: Transfer , POSP:POINT OF SALE







our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

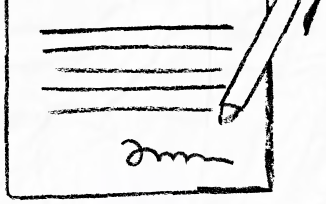
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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