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Project - Quarterly Progress Report

Promoter's Name	:	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	:	RADIANCE SMARTVILLE
Project Registration No	:	TN/01/Layout/0053/2021, Dt : 26/02/21
Quarter Ending	:	31.12.2021

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	120	1,25,327 (Sqft)
2.	Parking Lots	Nil	Nil
3.	UDS Registered in Sq.m.	Nil	Nil

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	NA	NA
2.	Status of common Amenities for each Block/Tower, Item wise	NA	NA

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	2,109.00

C. Details of Clearances

1. Completion Certificate No. - - Not applicable
2. Compliance Report, if any (Kindly Specify) - Nil
3. Annual Audit Report of Special Account in Form 7 - Enclosed

D. Latest Photo with Date (At least from 2 angles) - Enclosed

Note: Mail the above particulars to “reg.tnrera@tn.gov.in”

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Date: 08.01.2022

Address of the project: S.Nos.72/2, 74/1, 75/1, 2, 76, 77, 78/3A, 3B, 3C, 79/2B, 125/4, 128/1, 2, 129/1B, 2B, 131/1C & 132/2A2 of Padappai Village, Sriperumbudur Taluk, Kancheepuram District.

M/s.Radiance Realty Developers India Ltd

No.480, Anna Salai, Khivraj Complex – II,
VIth Floor, Nandanam, Chennai – 600 035
TamilNadu,India.

Subject: Certificate for **RADIANCE SMARTVILLE**

Ref : TNRERA Registration Number TN/01/Layout/0053/2021 dated 26/02/2021

Sir,

I V.S.Vigneswar, Architect having License No: CA/2011/51914 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at RADIANCE SMARTVILLE situated on the Plot bearing S.Nos.72/2, 74/1, 75/1, 2, 76, 77, 78/3A, 3B, 3C, 79/2B, 125/4, 128/1, 2, 129/1B, 2B, 131/1C & 132/2A2 demarcated by its boundaries 12°52'53.4"N, 80°02'40.2"E to the North, 12°52'41.6"N, 80°02'39.1"E to the South, 12°52'48.6"N, 80°02'42.7"E to the East, 12°52'49.0"N, 80°02'34.2"E to the west, situated at Padappai Village, Sriperumbudur Taluk, Kancheepuram District land measuring 44434.48 sqmt. Being developed by M/s. Radiance Realty Developers India Ltd.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by The Director, T&CP, Chennai Region accorded Technical sanction for Layout No. 01/2020 in Letter RC No. 24278/2019/TCP-5, dated 08.01.2021 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

For ARCHITECTURE PLUS VALUE



V.S. VIGNESWAR
Architect
CA/2011/51914
No. 3, 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566157840

V.S.VIGNESWAR (Principal Architect)

Signature & Name (IN BLOCK LETTERS) of L.S / Architect : **V.S.VIGNESWAR (License NO : CA/2011/51914)**

Enclosed:

Photographs of all sides of site

SMARTVILLE PROJECT PHOTOS





31.12.2021



31.12.2021

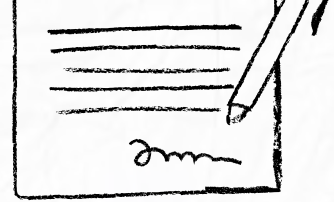


31.12.2021



31.12.2021





our services doesn't just end there



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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.



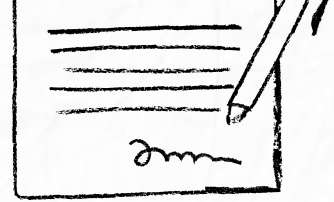
NRI & Investment Services

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



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

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