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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	**:**	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	**:**	MARINA
Project Registration No	**:**	TN/01/Layout/0089/2021, Dt : 29/03/21
Quarter Ending	**:**	31.03.2023

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)	Nil	Nil
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)	1188

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: 11.01.2023

Address of the project: Survey Nos. 116/2, 117, 118/2, 124, 127, 128/1, 128/2, 129 & 609/3 Mugaiyur Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu State.

M/s.Radiance Realty Developers India Ltd
Old door No.110, New door No.111,
1st Floor, 33 feet road, Anna Salai, Guindy,
Chennai – 600 032.

Subject: Certificate for **MARINA**
Ref : TNRERA Registration Number TN/01/Layout/0089/2021 dated 29/03/2021

Sir,

I A.Venkatakrishnan, Architect Licensed Surveyor Class I No. R.A.41 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at MARINA situated on the Plot bearing Survey Nos. 116/2, 117, 118/2, 124, 127, 128/1, 128/2, 129 & 609/3 demarcated by its boundaries 12°23'02.2"N, 80°05'39.9"E to the North, 12°22'48.0"N, 80°05'31.4"E to the South, 12°22'53.9"N, 80°05'39.7"E to the East, 12°22'56.9"N, 80°05'22.5"E to the west, situated at Mugaiyur village, Cheyyur Taluk, Chengalpattu district land measuring 1,49,571.90 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 Deputy Director (i/c), O/o. District T&CP, Chengalpattu District accorded Technical sanction for Layout No. 159(R)/2020 in Letter No. 2800/2020/CR3, dated 03.11.2020 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Licensed Surveyor with (Reg.License No.....)

Enclosed:
Photographs of all sides of site

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

www.nva.in

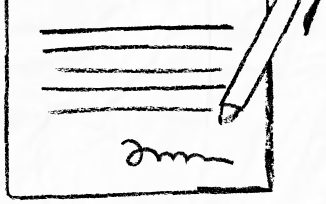
MARINA PROJECT PHOTOS




vivo S1 Pro
48MP AI Quad Camera
31.03.2023


31.03.2023


31.03.2023



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

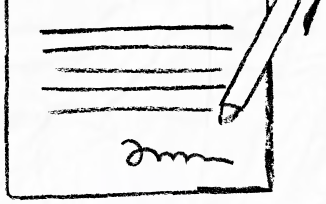
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions with smart tools

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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