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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	Raunaq Foundations.
Project Name	:	Sapphire.
Project Registration No	:	TN/01/Layout/02706/2022 dated: 27.04.22
Quarter Ending	:	June 2022

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)	Plot No: 04,03,16,19,20,21, 22,29,30	Sq.M
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	Nil	Nil
2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Nil

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

C. Details of Clearances

1. Completion Certificate No. **Not Applicable** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **Enclose** (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) Enclose (in PDF Format)

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



Form-5

Certificate by Architect / Licensed Surveyor

Address of the Project: 110/2, Ramesh Nagar 2nd Street Extn., Pulikoradu Village, West
Tambaram, Chennai - 600 045.

Date: 15.07.2022

Raunaq Foundations
No:65 A, Rungta House
Halls Road, Kilpauk,
Chennai – 600 010.

Subject: Certificate for "Sapphire"

Ref: TN/01/Layout/02706/2022 dated: 27.04.22.

Sir,

I, B. Alfin Jacob (name of the Architect/ Licensed Surveyor) having License No. RE/Gr-III/19/4/33

Had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "Sapphire" situated on the Plot bearing Survey no./ Plot no.140/1 & 140/24 Demarcated by its boundaries 12.56'18.2° N, 80.60'39.1° E to the North Property Situated in Survey No. 110 to the South 7.2 Meter Road to the East Property belong to Mrs.Geetha and Mrs. Sujatha to the West of Property Situated in 7.2 Meter Road Ward 38 Block – 7 Village Pulikoradu Taluk Tambaram District Chennai Measuring 3975 sq. mts. Being Developed by Raunaq Foundations.

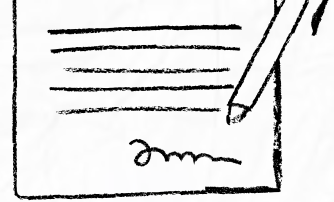
Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Chennai Metropolitan Development Authority vide CMDA Approval No: PPD/LO .No: 146/2021 dated 30/09/2021 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

B. Alfin Jacob
B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-III
(CMDA Regd. No. RE/Gr-III/19/4/033)
No. 15, West Koovam River Road,
Chintadripet, Chennai-600 002.
Mob: 7806883007,

Enclosed:

Photographs of all sides of site



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.



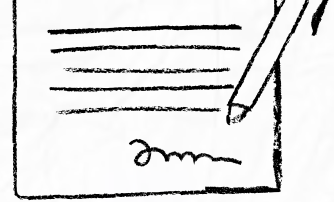
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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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



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

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