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3/350/2 Mettukuppam,
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Chennai, India

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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	RB FOUNDATION PVT LTD
Project Name	:	BAGYA GRAND
Project Registration No	:	TN/01/BUILDING/0101/2017
Quarter Ending	:	SEP 2018

A. Sales

Sl. No.	Description	No.	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	Two	Ready to Occupy
2.	Status of common Amenities for each Block/Tower, Item wise	-	-

C. Details of Clearances

1. Completion Certificate No. C.C.NO.EC/SOUTH-II/100/2018 DT 20.04.2018
(only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) –Nil (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) Attached



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To

- 1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Commissioner,
St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai

Letter No.EC/S-II/9099/2017

Dated: 20.04.2018

Sir,

Sub: CMDA -Enforcement Cell (South-II) - Completed construction of Stilt + 3 floors + 4th floor (part) residential building with 30 dwelling units with a Gym at T.S.No.74/1B, 1C, 1D, 1E, 1F (as per patta), S.No.74/1, 2A, 2B (as per document) of Medavakkam village, Sholinganallur Taluk, Vadukupattu Road, Medavakkam, Chennai - Completion Certificate - Issued - Reg.

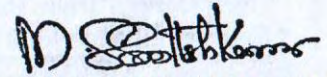
- Ref: 1 CMDA Planning Permission No. B/Spl.Bldg/ 178 A to C /2015, Planning Permit No.9179 in letter No.B1/13507/2014 dated 06.07.2015
- 2 Completion Certificate Application dated 23.06.2017
- 3 Additional Development Charges and Infrastructure & Amenities Charges remitted vide CMDA Receipt No.B007090 dated 18.04.2018

This is to certify that M/s. R.B. Foundation (P) Ltd. have completed the construction of Stilt + 3 floors + 4th floor (part) residential building with 30 dwelling units with a gym with Premium FSI at T.S.No.74/1B, 1C, 1D, 1E, 1F (as per patta), S.No.74/1, 2A, 2B (as per document) of Medavakkam village, Sholinganallur Taluk, Vadukupattu Road, Medavakkam, Chennai, sanctioned in vide Planning Permission No.B/Spl.Bldg/ 178 A to C, /2015, Planning Permit No.9179 in letter No.B1/13507/2014 dated 06.07.2015 and it 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.

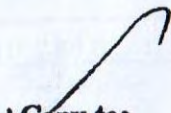
2. Accordingly Completion Certificate is hereby issued for the above construction in C.C.No.EC/South-II/ 100 /2018, dated 20.04.2018.

3. The Completion Certificate is issued in accordance with the provisions of the 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 Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ 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.

Yours faithfully,


for MEMBER-SECRETARY

20/4/2018


Copy to:

- 1 M/s. R.B. Foundation (P) Ltd.
Door No.1/70, Medavakkam Main Road
Nanmangalam
Chennai 600 117.
2. The Deputy Financial Analyst,
Finance Division, CMDA
(for Refund of Security Deposit of Building, Septic Tank and Display Board)
3. The System Analyst, Computer Cell, CMDA
(to update Webpage)
4. The Principal Secretary to Government, H&UD Department & Chairman, TNRERA
CMDA Tower-II, 1st Floor, Egmore, Chennai - 600 008.

Note:

- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii).If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.



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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



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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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