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KARA PROPERTY VENTURES

Project - Quarterly Progress Report

Promoter's Name	:	Kara Property Ventures LLP
Project Name	:	One Crest
Project Registration No	:	TN/29/Building/0174/2017
Quarter Ending	:	September 2020



5534

A. Sales

Sl. No.	Description	Nos.		Total Area(Sq.m)
		Type	Sold	
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	Flat (4 BHK)	11	2,372.00
		Duplex (5 BHK)	8	2,586.87
		Ultra Duplex (5 BHK Premium)	1	415.35
2.	Parking Lots	70		625
3.	UDS Registered in Sq.m.	13		1202.23

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		The project has been completed vide completion certificate. Please refer Form 4 (Architect Certificate) attached as Annexure-A.
2.	Status of common Amenities for each Block/Tower, Item wise		

C. Details of Clearances -NIL

D. Latest Photo with Date (Atleast from 2 angles) ---- (in PDF Format)-Attached as Annexure B

For Kara Property Ventures LLP


Authorized Signatory

Encl: As above



Kara Property Ventures LLP

(A Limited Liability Partnership with LLP Identification Number: AAA-3614)

Registered Office: 111, Maker Chambers IV | 11th Floor | Nariman Point | Mumbai - 400021 | T: +91 22 43347000

Site Correspondence Address: New No.34 | Old No.113 | Nungambakkam High Road | Nungambakkam | Chennai - 600034 | Tamil Nadu

T: +91 44 28332341 / 28332370 | E-mail: secretarial@crest.co.in

ARCHITECT'S CERTIFICATE

Date: 08/10/2020

To

Kara Property Ventures LLP,
New No. 34(earlier No. 113, Old No.19A)
Block no.12, Nungambakkam High Road,
Nungambakkam, Chennai – 600 034, Tamil Nadu

Subject: Certificate of Completion of Construction Work of Project One Crest [bearing TNRERA Reg no.: TN/29/Building/0174/2017] ("the Project") having 1 Building situated at the Plot bearing Survey no. 58/4 and 58/78 demarcated by its boundaries Khader Nawaz Khan Road, Nungambakkam to the North Kothari Buildings, Nungambakkam High Road to the South The land and building belonging to Gems Court, Nungambakkam to the East The Nungambakkam High Road to the West of village Egmore taluk Nungambakkam District Chennai PIN 600034 admeasuring **4475.84 sq.mts.** area being developed by Kara Property Ventures LLP ("the Promoter").

Sir,

I, Dhinesh .T, have undertaken assignment as Architect of certifying Completion of Construction Work of the Project, situated on the Survey no. 58/4 and 58/78 of West of village Egmore taluk Nungambakkam District Chennai PIN 600034 admeasuring **4475.84 sq.mts.** Area being developed by Kara Property Ventures LLP.

The following technical professionals are appointed by Promoter:

- (i) Shri **R. Yuvaraj** as Engineer
- (ii) Shri Anand **Mankawale**, (Partner) of Advent Consultant as Structural Consultant
- (iii) Shri **Yogesh Pal** (Partner) of Convenient MEP Consultants LLP as MEP Consultant
- (iv) Shri **T.S.Babu** as Site Supervisor

Based on the Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that One Crest Building has been completed in all aspects. The One crest building is granted Completion Certificate bearing number letter No.EC/C-I/19223/2018 dated 21.05.2019 by Chennai Metropolitan Development Authority.

Yours Faithfully


DHINESH .T
Architect CA/2009 /43967
No. 10/1, Second Street,
Chennai Nagar, Avadi,
Chennai - 600054.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
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 Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No.EC/C-I/19223/2018

Dated: 21-05-2019

Sir,

Sub: CMDA - Enforcement Cell (Central-I) - Completed construction of 4 Basement Floor + Ground Floor (Part) / Stilt Floor (part) + 1st Floor to 16th floors MSB Residential building with 43 dwelling units and 2 swimming pool in Terrace with Premium FSI at Old Door No.19A, New Door No.113, Nungambakkam High Road, Nungambakkam, Chennai - 600 034, comprised in R.S. No.58/4, 58/78 (old R.S. No.58), Block No.12 of Nungambakkam Village, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission No. C/PP/MSB/40 A to O/2018, dated 10.10.2018, Planning Permit No.11929, vide Letter No.C3(N)/11157/2017
 2. Completion Certificate Application letter dated 30.04.2019
 3. Compliance Certificate issued by DF & RS in letter No.D.Dis. No.5926/C1/2019, C.C.No.19/2019, dated 25.04.2019
 4. This office letter even no. dated 20.05.2019 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0011717, dated 21.05.2019.

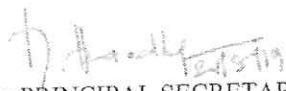
This is to certify M/s. Kara Property Ventures LLP have constructed 4 Basement Floor + Ground Floor (Part) / Stilt Floor (part) + 1st Floor to 16th floors MSB Residential building with 43 dwelling units and 2 swimming pool in Terrace with Premium FSI at Old Door No.19A, New Door No.113, Nungambakkam High Road, Nungambakkam, Chennai - 600 034, comprised in R.S. No.58/4, 58/78 (old R.S. No.58), Block No.12 of Nungambakkam Village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. C/PP/MSB/40 A to O/2018, dated 10.10.2018, Planning Permit No.11929, vide Letter No.C3(N)/11157/2017. The building 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 issued for the above construction in C.C.No.EC/Central-I / 146 /2019, dated: 21-05-2019.

/pto/

3. This 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 Partial Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. However, 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 PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

✓ M/s. Kara Property Ventures LLP
No.1, Krishnamma Road
Nungambakkam
Chennai – 600 032

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor), -
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)

4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

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.

21/5/19

VIEW POINT – WEST & NORTH WEST

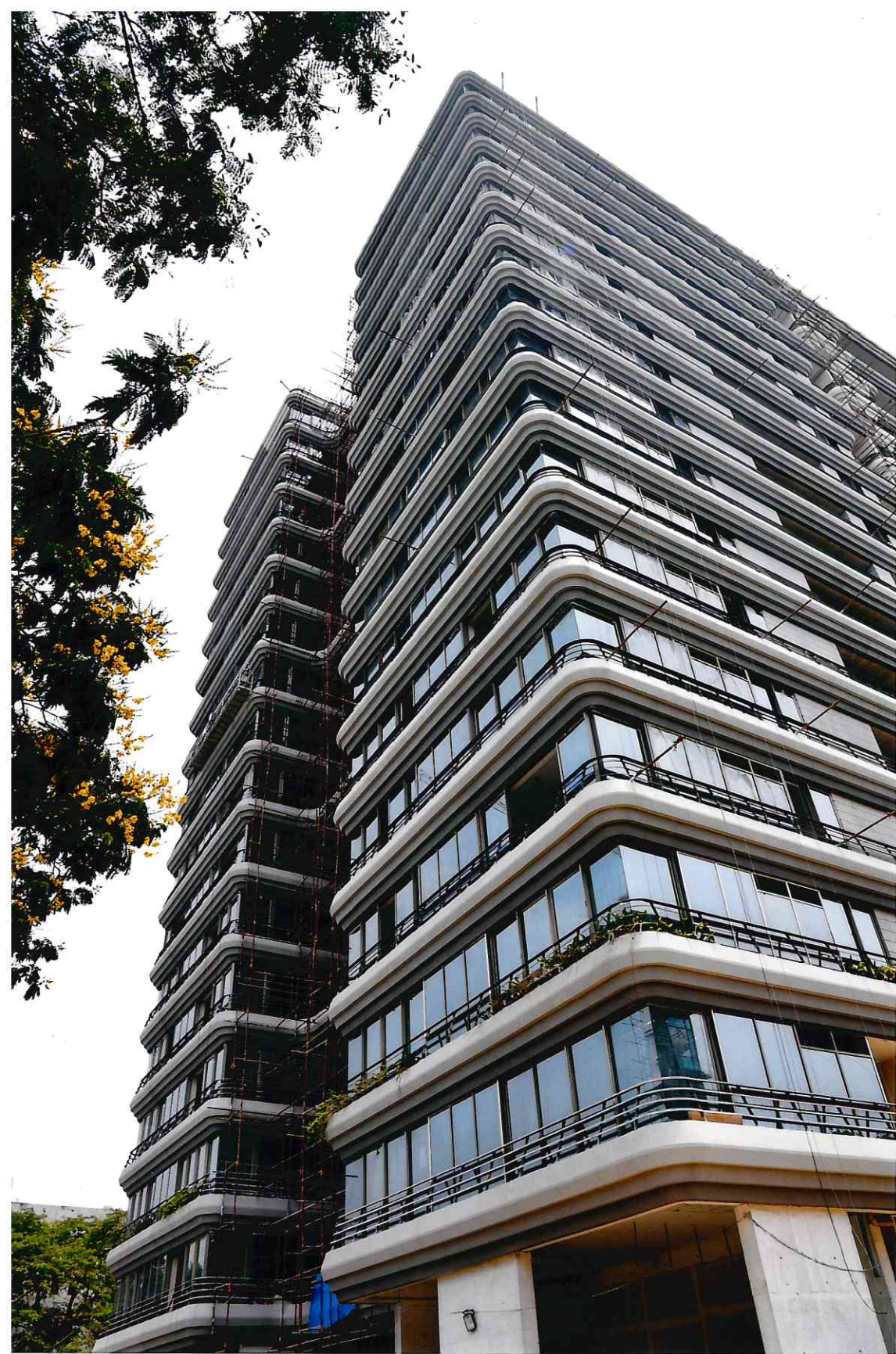


Floor – 01













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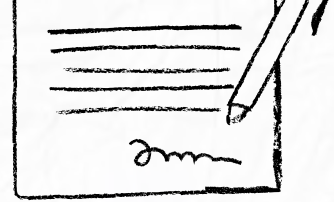
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We're honored to be part of your
real estate journey

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