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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Casagrand Builder Private Limited
Project Name	:	CASAGRANT MIRO
Project Registration No	:	TN/0 1/Building/0233/2017, Dated:14/12/2017
Quarter Ending	:	August 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)	2 BHK – 60 NOS 2 BHK – 212 NOS 2 BHK (S) – 32 NOS 3 BHK – 14 NOS 3 BHK – 66 NOS	3453.00 18468.00 3247.00 1595.00 7913.00
2.	Parking Lots	383	
3.	UDS Registered in Sq.m.	-	-

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	BLOCK-A BLOCK-B BLOCK-C BLOCK-D BLOCK-E BLOCK-F BLOCK-G BLOCK-H BLOCK-J BLOCK-K	HANDED OVER HANDED OVER HANDED OVER HANDED OVER HANDED OVER HANDED OVER HANDED OVER HANDED OVER HANDED OVER HANDED OVER
2.	Status of Common Amenities for Each Block/Tower, Item wise	CLUB HOUSE	COMPLETED

C	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	100%

For CASAGRANT BUILDER PRIVATE LIMITED

For CASAGRANT BUILDER PRIVATE LIMITED

Authorised Signatory

Authorised Signatory

C. Details of Clearances

1. Completion Certificate No. Enclosed
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)

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BLOCK A



POCO
SHOT ON POCO F1

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BLOCK B



POCO
SHOT ON POCO F1

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S. R. M.
Authorised Signatory

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Authorised Signatory

BLOCK C



POCO
SHOT ON POCO F1

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Authorised Signatory

S. R. K.

BLOCK D



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Authorised Signatory

S.R.N

BLOCK E



POCO
SHOT ON POCO F1

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory

S. R. R.

BLOCK F



POCO
SHOT ON POCO F1

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S.R.R.
Authorised Signatory

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory

BLOCK G



For CASAGRANDBUILDER PRIVATE LIMITED

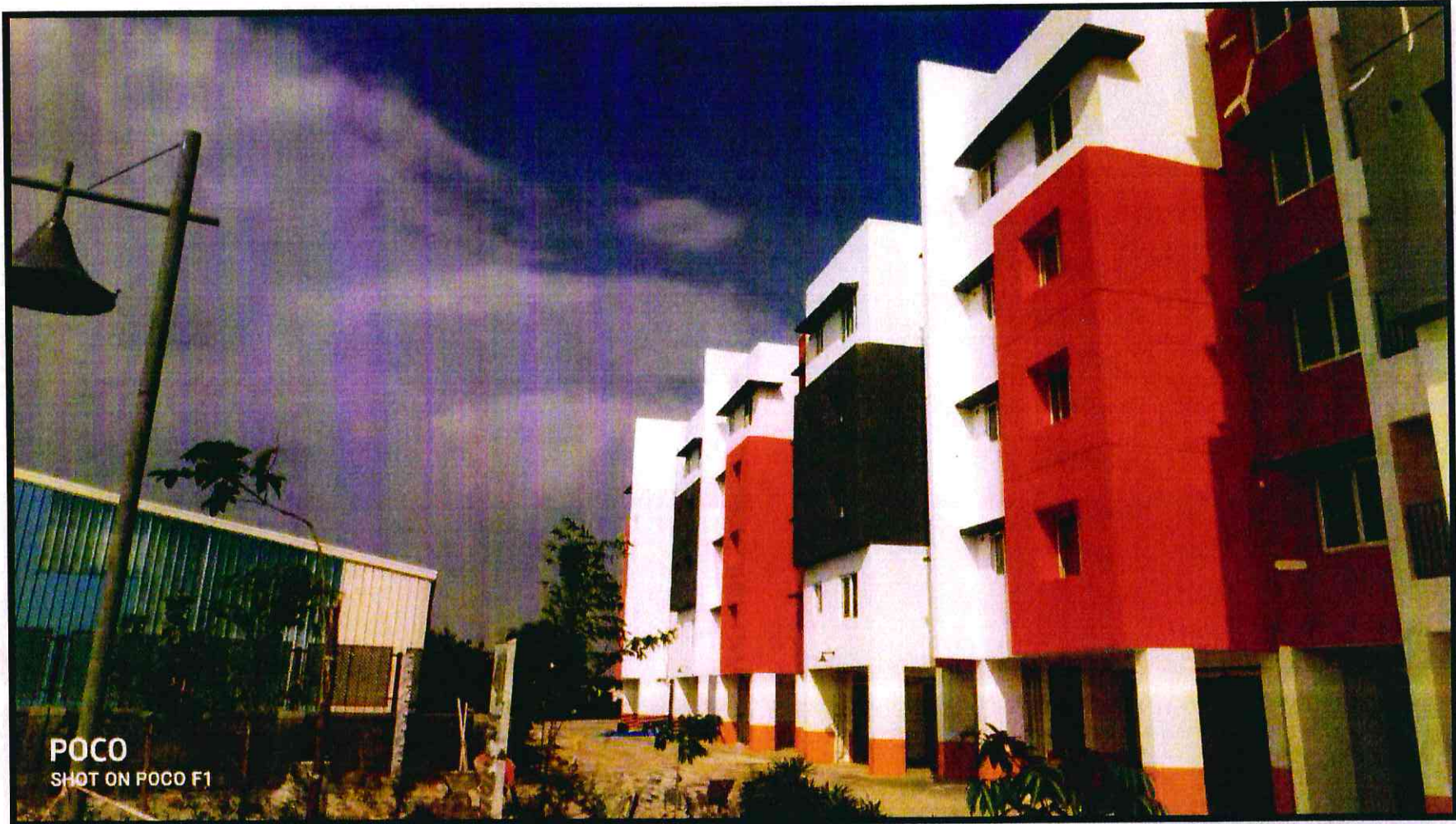
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Authorised Signatory

S. R. R.

BLOCK H



POCO
SHOT ON POCO F1

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory

S. R. S.

BLOCK J



POCO
SHOT ON POCO F1

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory

For CASAGRANDBUILDER PRIVATE LIMITED

Authorised Signatory
S. R. S.

BLOCK K



For CASAGRAND BUILDER PRIVATE LIMITED

Authorised Signatory

For CASAGRAND BUILDER PRIVATE LIMITED

Authorised Signatory

S. A. M.

FORM-4
ARCHITECT'S
CERTIFICATE

(Issued on completion of the Building)

Date:

To. Tamil Nadu Real Estate Regulatory Authority
Door no.1a, 1st floor,
Gandhi Irwin bridge road,
Egmore, Chennai - 600008

The - M/s. Casagrand Builder Private Limited.,
NPL Devi. No.111, Old No.59,
L.B.Road, Thiruvanmiyur, Chennai.

Subject: Certificate of Completion of Construction at Stilt Floor+ 4 Floors Residential Building with 384 Dwelling Units (including 60 LIG Units) along with Club house and Swimming Pool, at S.No.15/1,2, 16/2, 3 and 17/3B of Varadharajapuram Village, Urapakkam Main Road, KundrathurPanchayat Union, SriperumbudurTaluk, kancheepuram District.

Sir,

1. I **S.MURALIDHARAN** have undertaken assignment as Architect and Certifying the Completion of Construction Work of Stilt + 4 Floors Residential Building with 384 Dwelling units including 60 LIG units, along with Club house and Swimming Pool, of the project **CASAGRANT MIRO** [TN/01/Building/0233/2017 dated 14/12/2017] situated at S.No.15/1,2, 16/2, 3 and 17/3B of Varadharajapuram Village, Urapakkam Main Road, KundrathurPanchayat Union, SriperumbudurTaluk, kancheepuram District.and measuring **20329.50sq.mts** plot area been developed by [M/s. Casagrand Builder Private Limited..]
2. The Technical professionals are appointed by Owner / Promoter:
 - (i) Mr. S.Muralidharan as - Architect;
 - (ii) M/s Vision Structural Design Aid – Mr. Amarnath as StructuralConsultant
 - (iii) M/s Design Tree– Mr.prasanth as MEPConsultant
 - (iv) Mr. Rajendranas Site Supervisor

For CASAGRANT BUILDER PRIVATE LIMITED

S. R. R.

Authorised Signatory

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certify that Construction Work of Stilt + 4 Floors Residential Building with 384 Dwelling units (including 60 LIG units), along with Club house and Swimming Pool, of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

Yours Faithfully

Signature.

S.MURALIDHARAN

Architect with (License No: RA/Gr.I/19/03/088)


S. MURALIDHARAN

Architects, Town Planners, Engineers

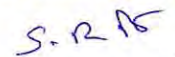
And Project Management

Registered Council of Architecture

No: CA / 2003 / 31585

SN Enclave No.38/5, Flat -A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106 •

For CASAGRAN BUILDER PRIVATE LIMITED


Authorised Signatory



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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, TNEB,
Anna Salai, Chennai-600 002.
- 2) The Commissioner.
Kundrathur Panchayat Union
Padappai

Letter No. EC/C-I/0919/2020

Dated: 21-05-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 4 Floors Residential Building (as core of A, B, C, D, E, F, G, H & J) with 384 dwelling units (including 60 LIG units) along with Club House and Swimming Pool at S.No.15/1, 2, 16/2, 3 & 17/3B of Varadharajapuram village, Urappakkam Main Road, Chennai within the limit of Kundrathur Panchayat Union – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No.B/Spl.Bldg./329 A to O/2017 Permit No.11674 in letter No.B1/1026/2017 dated 5.12.2017.
 - 2) Completion Certificate Application from M/s. Casagrand Builder Pvt. Ltd. dated 23.01.2020
 - 3) EIA Clearance Certificate No.SELAA/TN/F.6452/EC/8(a)/541/2017 dated 20.11.2017.
 - 4) The office letter even No. dated 13.2.2020 and 20.3.2020.
 - 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016368 dated 19-05-2020

This is to certify that M/s. Casagrand Builder Pvt. Ltd. have constructed Stilt Floor + 4 Floors Residential Building (as core of A, B, C, D, E, F, G, H & J) with 384 dwelling units (including 60 LIG units) along with Club House and Swimming Pool at S.No.15/1, 2, 16/2, 3 & 17/3B of Varadharajapuram village, Urappakkam Main Road, Chennai within the limit of Kundrathur Panchayat Union sanctioned vide Planning Permission No. B/Spl.Bldg./329 A to O/2017 Permit No.11674 in letter No.B1/1026/2017 dated 5.12.2017. 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.

p.f.o.,

For CASAGRAN BUILDER PRIVATE LIMITED

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For CASAGRAN BUILDER PRIVATE LIMITED

S. R. S.

Authorised Signatory

EC/C-I/0919/2020

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I/ 58 /2020 dated 21-05-2020.

3. 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,

P. S. S. S. S.
21/5/2020
for MEMBER-SECRETARY

Copy to:

1. ☒ M/s. Casagrand Builder Pvt. Ltd. ... (With a request to obtain consent to operate (CTO) as per applicable rules from TNPCB)
NPL Devi
New No.111, Old No.59
LB Road, Thiruvanniyur
Chennai 600 041
2. The Chairperson,
TNRERA, CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA Board)
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

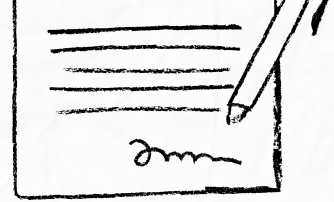
- i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant
- ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

For CASAGRAN BUILDER PRIVATE LIMITED

Authorised Signatory

For CASAGRAN BUILDER PRIVATE LIMITED

S. R. R.
Authorised Signatory



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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



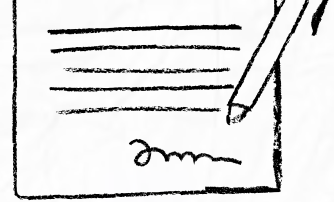
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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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