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Project - Quarterly Progress Report

Promoter's Name	:	M/S. CASAGRANDE BUILDER PVT. LTD.,
Project Name	:	CASAGRANDE MONTE CARLO
Project Registration No	:	TN/29/Building/0029/2017 dated 23/08/2017
Quarter Ending	:	31 st December 2019

A. Sales

S.No	Description	Nos.	Total Area (Sq.m)												
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	<table><tr><th>Type</th><th>Sold</th></tr><tr><td>2BHK</td><td>15</td></tr><tr><td>3BHK</td><td>30</td></tr><tr><td>4BHK</td><td>8</td></tr></table>	Type	Sold	2BHK	15	3BHK	30	4BHK	8	<table><tr><th>Area</th></tr><tr><td>1863.25</td></tr><tr><td>5030.20</td></tr><tr><td>2201.41</td></tr></table>	Area	1863.25	5030.20	2201.41
Type	Sold														
2BHK	15														
3BHK	30														
4BHK	8														
Area															
1863.25															
5030.20															
2201.41															
2.	Parking Lots	<table><tr><td>53</td></tr></table>	53	<table><tr><td>662.5</td></tr></table>	662.5										
53															
662.5															
3.	UDS Registered in Sq.m	<table><tr><td>42</td></tr></table>	42	<table><tr><td>2232.81</td></tr></table>	2232.81										
42															
2232.81															

B. Construction

S.No	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	All FLATS	HANDING OVER COMPLETED & HANDING OVER UNDER PROCESS

C. Details of Clearances

1. Completion Certificate No. - **Enclosed**
2. Annual Audit Report of Special Account in Form 7 **Already Submitted**

D. Latest Photo with Date (At least from 2 angles) – Enclosed

For M/S. CASAGRANDE BUILDER PVT. LTD.,


Authorized 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 Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet, Chennai-600 002.

Letter No.EC/S-I/9687/2019

Dated: 18-09-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor (Part) / Ground Floor (Part) + 1st Floor (Parking) + 2nd Floor (Parking) + 3rd to 13th Floor Residential Building with 106 Dwelling Units at the premises bearing Old Door No.65/1, New Door No.193/1, Mount Road, Little Mount, Saidapet, Chennai – 600015 comprised in T.S.No.31/1, 32/1, & 35/1, Block No.8 of Adyar Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No.C/PP/MSB/45(A to H)/2016, Permit No.9091 in letter No.C3(N)/13209/2014 dated 19.08.2016
 - 2) Compliance Certificate issued by DF&RS in letter D.Dis.No.4915/C1/2019 CC No.24/2019 dated 15.05.2019.
 - 3) Completion Certificate Application from M/s. Casa Grande Pvt. Ltd., (GPA) dated 12.06.2019
 - 4) Compliance Report issued by PWD in letter No.DB/T5(3)/F-Completion Certificate-006482 Adyar/2012 dated 29.07.2019
 - 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013958 dated 12.09.2019

This is to certify that M/s. Casa Grande Pvt. Ltd., (GPA) have constructed Stilt Floor (Part) / Ground Floor (Part) + 1st Floor (Parking) + 2nd Floor (Parking) + 3rd to 13th Floor Residential Building with 106 Dwelling Units at the premises bearing Old Door No.65/1, New Door No.193/1, Mount Road, Little Mount, Saidapet, Chennai – 600015 comprised in T.S.No.31/1, 32/1, & 35/1, Block No.8 of Adyar Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.C/PP/MSB/45(A to H)/2016, Permit No.9091 in letter No.C3(N)/13209/2014 dated 19.08.2016. 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 issued for the above construction in C.C.No.EC/South-I/248/2019 dated 18-09-2019.

p.t.o.,

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,



for MEMBER-SECRETARY

Copy to:

1. M/s. Casa Grande Pvt. Ltd., (GPA),
NPL Devi, New No.111, Old No.59, L.B. 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.









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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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