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Project - Quarterly Progress Report

Promoter's Name	:	Radiance Realty Developers India Ltd
Project Name	:	Radiance ICON
Project Registration No	:	TN/029/Building/0065/2017, Dt : 19/09/17
Quarter Ending	:	30.06.2020

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)	254	193699 (Sq.Ft)
2.	Parking Lots	144	
3.	UDS Registered in Sq.m.	108	4416.42 (Sqm)

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block B	Completed
	Stage of construction of each Block/Tower, Floor wise	Block C	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Club House Block A	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	23,200.00

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) - Enclosed

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



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/13033/2017

Dated: 12-06-2020

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completion Certificate for the completed construction of MSB Group Development Residential building with **Block-A:** Ground Floor (Multi Purpose Hall & Library) + First Floor (Gym & Indoor Games); combined Basement Floor for Block – B & C; **Block-B:** Stilt Floor (Part) + Ground Floor (Part) + 18 Floors with 266 Dwelling Units; **Block-C:** Stilt Floor + 8 Floors with 56 Dwelling Units; totally 322 Dwelling Units at Old Door No.37, New Door No.1167, Poonamallee High Road, Koyambedu, Chennai – 600 107, comprised in T.S. No.4/1, Block No.37, Old S.No.169 (Part) of Koyambedu Village, Egmore – Nungambakkam Taluk, Chennai, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission P.P. No.C/PP/MSB/37 A-G/2017, dated 05.09.2017 in Letter No. C3(N)/598/2017, dated 05.09.2017, Planning Permit No.11165
 2. Compliance Certificate issued by DF&RS in D.Dis No.1120/C1/2020, CC No.16/2020, dated 24.03.2020.
 3. Your Completion Certificate application dated 05.03.2020, received on 06.03.2020
 4. This office letter even no. dated 03.06.2020 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016495, dated 05.06.2020.

This is to certify that **M/s. Radiance Realty Developer India Ltd.,** have constructed MSB Group Development Residential building with **Block-A:** Ground Floor (Multi Purpose Hall & Library) + First Floor (Gym & Indoor Games); combined Basement Floor for Block – B & C; **Block-B:** Stilt Floor (Part) + Ground Floor (Part) + 18 Floors with 266 Dwelling Units; **Block-C:** Stilt Floor + 8 Floors with 56 Dwelling Units; totally 322 Dwelling Units at Old Door No.37, New Door No.1167, Poonamallee High Road, Koyambedu, Chennai – 600 107, comprised in T.S. No.4/1, Block No.37, Old S.No.169 (Part) of Koyambedu Village, Egmore – Nungambakkam Taluk, Chennai, within the limit of Greater Chennai Corporation, sanctioned in Revised Planning Permission issued in P.P. No.C/PP/MSB/37 A-G/2017, dated 05.09.2017 in Letter No. C3(N)/598/2017, dated 05.09.2017, Planning Permit No.11165 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.

//ptw//

2. Accordingly, Completion Certificate is issued for the above construction in C.C.No. EC/ Central-I/87/2020, dated 12-06-2020.

3. This Completion Certificate for the building 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

P. S. S. S. S. S.
12/6/2020
For MEMBER-SECRETARY

12/6/2020

Copy to:

- ✓ 1. **M/s. Radiance Realty Developer India Ltd.,**
No.480, Anna Salai, Khivraj Complex – II
6th Floor, Nandanam, Chennai – 600 035.
2. The Deputy Financial Analyst , (For Refund of SD for building & DB)
Finance Division, CMDA
3. The System Analyst, Computer Cell, CMDA.
(To update Webpage).
4. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

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.

FORM-4

ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 30.06.2020

To

M/s.Radiance Realty Developers India Ltd
No.480, Anna Salai, Khivraj Complex—II,
Vth Floor, Nandanam, Chennai—600 035,
Tamil Nadu, India.

Subject: Certificate of Completion of Construction Work of the project RADIANCE ICON (TNRERA Registration Number TN/029/Building/0065/2017, Dt: 19.09.2017) situated in Old door No.37, New door No.1167, Old S.No.169 (Part), T.So. No.4/1, Block No-37, Demarcated by its boundaries 13° 4'22.82" to the North, 80°11'27.68" to the East koyambedu Village, Egmore nungambakkam Taluk, Chennai District PIN 600197 measuring 12040.13 sq.mts. Area being developed by M/s.Radiance Realty Developers India Ltd

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of residential Building situated in the Old door No.37, New door No.1167, Old S.No.169 (Part), T.So. No.4/1, Block No-37, koyambedu Village, Egmore nungambakkam Taluk, Chennai District PIN 600197 measuring 12040.13 sq.mts. Area being developed by M/s.Radiance Realty Developers India Ltd

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i)Thiru A.Venkatakrishnan as Architect/Engineer
- (ii)Thiru P.Jegatheesan as Structural Engineer
- (iii)M/s Sumanam Engineering Services Pvt Ltd as MEP consultant
- (iv)Thiru D.Veeramani as Site Engineer

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 the residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/Central-I/87/2020 dated 12.06.2020 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)


A. VENKATAKRISHNAN, B.Arch.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A. 41,
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041, PH: 044-2457 2457





▶ **North Elevation With CLUB House**



North Elevation From Road



30.06.2020

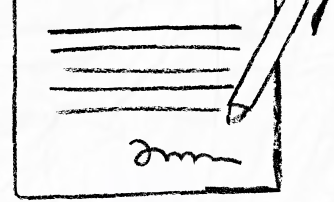
West Elevation



C-Block



C-Block View



our services doesn't just end there



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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.



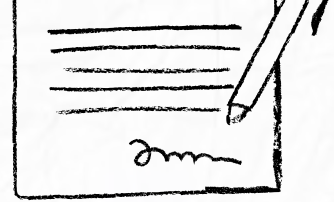
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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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



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

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

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