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

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Project - Quarterly Progress Report

Promoter's Name	:	TOWN & CITY DEVELOPERS
Project Name	:	SMART CITY
Project Registration No	:	TN/11/Building/0070/2017
Quarter Ending	:	December 2019

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)	136	5803.35Sqm
2.	Parking Lots	24	
3.	UDS Registered in Sq.m.	136	4409.53Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Single Block	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	95%

C. Details of Clearances

1. Completion Certificate No. -----NIL----- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) -----NA----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 -----NA----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ENCLOSED (in PDF Format)

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



TOWN
CITY
DEVELOPERS
KG GROUP

SMART
CITY

TOWN
CITY
DEVELOPERS
KG GROUP

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 10 February 2020

To

M/S Town and City Developers,

126/Arts college road

Coimbatore - 641018

Subject: Certificate of Completion of Construction Work of Building of the Project (TN RERA: TN/011/Building/0070/2017) situated on the Plot bearing Survey no. 258/1B, demarcated by its boundaries 11.063798, 77.030525 to the North, 11.062614, 77.030653 to the South, 11.063227, 77.030722 to the East, 11.063247, 77.030379 to the West, of Kalapatti village, Coimbatore North taluk, measuring 9542.43 Sq.M area being developed by Town an city developers

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of the Building situated on Survey no. 258/1B, demarcated by its boundaries 11.063798, 77.030525 to the North, 11.062614, 77.030653 to the South, 11.063227, 77.030722 to the East, 11.063247, 77.030379 to the West, of kalapatti village, Coimbatore North taluk, measuring 9542.43 Sq.M area being developed by Town an city developers

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

(i) Thiru Preston Varghese as Architect.

(ii) M/s MITHRAN STRUCTURES PRIVATE LIMITED as Structural Consultant

(iii) Thiru V. AYYANAR as MEP Consultant

(iv) Thiru C.SARAVANAKUMAR as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that the residential Building has been completed in all aspects. The residential Building is/can be granted Completion Certificate bearing BL/0424/2017/MH2/E (Technical Approval Date: 27/5/2017) by Coimbatore Municipal Corporation, Coimbatore.

Yours Faithfully,

Preston Varghese



Ar. PRESTON VARGHESE

REG No. CA/2008/42873

Coimbatore LPA/RA/GR-I/19/04/019

COMPLETION CERTIFICATE
(From Site Engineer/Contractor)

I hereby certify that the development /of building on Survey no. 258/1B, Kalapatti, CBE-48 belonging to Ms Town And City Developers, has been supervised by me and has been completed on 15/12/2019, according to the plans sanctioned, vide No 58/2017, dated 31/03/2017. The work has been completed to my best satisfaction, the workmanship and all the materials (type & grade) have been used strictly in accordance with general and detailed specifications.. The building is fit for use for which it has been erected, re-erected or altered, constructed and enlarged.



M.Loganathan ,

53, Koppampalayam, Kuilpalayam post,

Erode – 638402.

Signature, Name & Address of Site Engineer/ Contractor



our services doesn't just end there



Buying & Selling Services

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

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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