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Date: July 18, 2019.

To

The Real Estate Regulatory Authority
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
3rd Floor (East Wing), CMDA, 'Thalamuthu-Natarajan Maaligai'
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Sir,

Sub: RERA Registration closure towards the **"Bonaventura Project"**

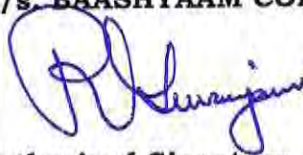
Ref: Registration No: **TN/29/Building/0086/2017**

TN RERA unit - 11 Floors, Residential Multi - Storied Building with 22 Dwelling Units at Door no: 39, South Canal Bank Road, Raja Annamalaipuram, Mylapore, Chennai - 600028, Comprised R.S.No:4310/4, Block No: 96 and R.S.No: 4569/16, Block No: 100 of Mylapore Village under Premium FSI. Registered with the regulatory authority vide project registration certificate bearing No. **TN/29/Building/0086/2017**. We have completed the Project and obtained the Completion Certificate **C.C.No.EC/South - I/266/2018 dated 21- 08-2018**. We have enclosed the Copies for your kind perusal.

We request you to close the above registration number.

Yours Truly,

M/s. BAASHYAAM CONSTRUCTIONS PVT. LTD



Authorized Signatory

Encl:

1. Completion Certificate
2. Architect Certificate
3. Engineer Certificate.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

COMPLETION CERTIFICATE

From

The Principal Secretary /
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/13155/2018

Dated: 21-08-2018

Sir,

Sub: CMDA - Enforcement Cell (South-I) - Completed construction of Basement Floor + Stilt Floor + 11 Floors - Residential Multi-Storied Building with 22 Dwelling Units with Premium FSI at Door No.39, South Canal Bank Road, Raja Annamalaipuram, Chennai28, comprised in R.S.No.4310/4, Block No.96 and R.S.No.4569/16, Block No.100 of Mylapore Village, Chennai within Greater Chennai Corporation limit - Completion Certificate - Issued - Reg.

- Ref:
- 1) CMDA Planning Permission No.C/PP/MSB/66 (A&B)/2016 Permit No.11112 in letter No.C3(S)/1374/2016 dated 25.11.2016
 - 2) Completion Certificate Application from M/s. Baashyaam Constructions (P) Limited dated 25.07.2018
 - 3) NOC from AAI in Lr.No.CHEN/SOUTH/B/021716/121643 dated 17.02.2016
 - 4) NOC from Police (Traffic) in Rc.No.Tr/License/76/2611/2016 dated 03.03.2016
 - 5) NOC from IAF in letter No.Air H.Q/SI7726/4/ATS (Ty BM - MMDXVIII) dated 18.07.2016
 - 6) Compliance Certificate issued by DF&RS in letter No. D.Dis.No.8073/C1/2018 CC.No.30/2018 dated 14.06.2018
 - 7) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C-100078 dated 09.08.2018

This is to certify that M/s. Baashyaam Constructions (P) Limited have constructed Basement Floor + Stilt Floor + 11 Floors - Residential Multi-Storied Building with 22 Dwelling Units with Premium FSI at Door No.39, South Canal Bank Road, Raja Annamalaipuram, Chennai28, comprised in R.S.No.4310/4, Block No.96 and R.S.No.4569/16, Block No.100 of Mylapore Village, Chennai within Greater Chennai Corporation limit sanctioned vide CMDA Planning Permission No. C/PP/MSB/66 (A&B)/2016 Permit No.11112 in letter No.C3(S)/1374/2016 dated 25.11.2016. 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/266/2018 dated 21-08-2018.

Contd.,

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 PRINCIPAL SECRETARY /
MEMBER-SECRETARY


21/8/18

Copy to:

1. M/s. Baashyaam Constructions (P) Limited,
No.87, G.N. Chetty Road, T. Nagar,
Chennai - 600 017.
2. The Principal Secretary to Government,
H&UD Department & Chairman TNRERA
CMDA Tower-II, 1st Floor, Egmore, Chennai - 600 008
3. The Deputy Financial Analyst
Finance Division, CMDA (For Refund of Security Deposit for Building and Display
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.



ESKAY DESIGN
ARCHITECTS & INTERIOR DESIGNERS

FORM 1

(See Regulation 7)

ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 12.4.2019

To
M/s. Baashyaam Construction Pvt Ltd.,
No -87 G.N.Chetty road,
T-Nagar, Chennai -600 017

Subject:

Certificate of percentage of Completion of Construction Work of One No. of Building(s) One Block of the One Phase of the Project (TNRERA Registration Number, TN/29/BUILDING/0086/2017 Dt 27/09/2017) situated on the Survey no R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per patta presently in R.S.No.4569/16, and R.S.No.4310/4, / Plot no. 39, south canal bank road RA Puram demarcated by its boundaries (latitude and longitude of the end points) Vacant land that belongs to Hotel Oceanic to the North South Canal Bank Road to the South Share allotted to Mr. A.Palaniappan to the East. Unilever and Airtel building to the West of Division Mylapore Village Mylapore Taluk Mylapore – (Formerly mylapore – Tripilicane) District Chennai PIN 600 028 measuring 5960.60sq.mts. area being developed by M/s. Baashyaam Constructions Pvt Ltd.,

Sir,

I Eskay Design – K.Shivashankar Chief Architect has undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the Building(s)/ One Block of the One Phase of the Project, situated on the Survey no R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per patta presently in R.S.No.4569/16, and R.S.No.4310/4, / Plot no. 39, south canal bank road RA Puram of Division Mylapore Village Mylapore Taluk Mylapore – (Formerly mylapore – Tripilicane) District Chennai PIN 600 028 measuring 5960.60sq.mts. area being developed by M/s. Baashyaam Constructions Pvt Ltd., as per the approved plan.

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

- | | |
|-----------------------|--------------------------------|
| 1) Thiru Radhakrishna | as Engineer |
| 2) Thiru S.Nagesh | as Structural Consultant |
| 3) Thiru Murugesan | as Plumbing Consultant (MEP) |
| 4) Thiru Palaniyapan | as Electrical Consultant (MEP) |
| 5) Thiru Mariganesh | as Site Supervisor |

Based on site inspection by undersigned on 9/4/19 date and with respect to each of the Building/Block of the plots as the case may be of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the 100 percentage of work done for each of the building/Block of the Real Estate Project as registered vide number TN/29/BUILDING/0086/2017 Dt 27/09/2017 under TNRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.



ESKAY DESIGN
ARCHITECTS & INTERIOR DESIGNERS

Table - A

Building/Block Number **One**

Sl.No.	Tasks/Activity	% of work done
1.	Excavation	100%
2.	One Number of Basement(s) and plinth	100%
3.	Number of Podiums	-NIL-
4.	Stilt Floor	100%
5.	B+G+11floor number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/ a. Premises, Doors and Window to each of the Flat/ b. Premises.	100%
7.	Sanitary Fittings within the Flat/Premises	100%
8.	Staircase, Lifts Wells and Lobbies at each Floor a. Level connecting Staircase and Lifts, Overhead and b. Understanding Water Tanks.	100%
9.	The external plumbing and external plaster,elevation, a. Completion of terraces with waterproofing of the b. Building/Block /Tower.	100%
10.	Installation of lifts, water pumps, Fire Fighting Fittings a. And Equipment a per CFO NOC, Elctrical fittings b. To Common Areas, electro,mechanical equipment, c. Compliance to conditions of environment/CRZ NOC, d. Finishing to entrance lobbys, plinth protection, e. Paving of areas appurtenant to Building/Block/Tower, f. Compound Wall and all other requirements as may be g. Required to obtain Completion Certificate.	100%



TABLE- B

Internal & External Development Works in respect of the entire Registered Phase**ESKAY DESIGN**
ARCHITECTS & INTERIOR DESIGNERS

Sl.No.	Common areas and Facilities Amenities	Proposed (Yes/No)	% of Work Done	Remarks
1	Internal Roads & Footpaths	Yes	100%	
2	Water Supply	Yes	100%	
3	Sewerage (chamber, lines, Septic Tank)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	No		
8	Treatment and disposal of sewage and sullage water / (STP – Not Provided)	Yes	100%	
9	Solid Waste Management & Disposal	Yes	100%	
10	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	Yes	100%	
11	Energy Management	Yes	100%	
12	Fire Protection and Fire Safety Requirements	Yes	100%	
13	Electrical Meter Room, Sub Station, Receiving Station	Yes	100%	

Yours Faithfully,

α

Signature & Name (IN BLOCK LETTERS)
with Stamp of Architect**K. SHIVA SHANKAR**
ARCHITECT
CA No. / 89 / 12213
No. 6/25, First Street,
Cenotaph Road, Teynampet,
Chennai - 600 018.

Council of Architects (CoA) Registration No. CA/_____/____

Council of Architects (CoA) Registration valid till (Date) 31/12/2022



Form-5

Certificate by Architect / Licensed Surveyor

ESKAY DESIGN
ARCHITECTS & INTERIOR DESIGNERS

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Date: 12.4.2019

Address of the Project:

No.39, South Canal Bank Road,
Raja Annamalaipuram,
Chennai-600 028

Office Address:

M/s.Baashyaam Constructions Pvt Ltd.,
No -87 G.N.Chetty road,
T-Nagar, Chennai -600 017

Subject: Certificate for BONAVENTURA

Ref: TN/29/BUILDING/0086/2017 Dt - 27/09/2017

Sir,

I ESKAY DESIGN – K.Shivashankar Chief Architect having License No. CA No. / 89 / 12213 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at South Canal Road RA Puram (Bonaventura) situated on the Plot bearing Survey no. R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per patta presently in R.S.No.4569/16, and R.S.No.4310/4, Plot no. 39, south canal bank road RA Puram demarcated by its boundaries (latitude and longitude of the end points) Vacant land that belongs to Hotel Oceanic to the North South Canal Bank Road to the South Share allotted to Mr. A.Palaniappan to the East. Unilever and Airtel building to the West of Division Mylapore Village Mylapore Taluk Mylapore (Formerly mylapore – Triplicane) District Chennai PIN 600 028 measuring 5960.60sq.mts. area being developed by M/s.Baashyaam Constructions Pvt Ltd.,

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Chennai Metropolitan Development Authority vide Planning Permission No. C/PP/MSB/66 (A & B)/2016 Permit No 11112 Dated 25/11/2016 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No. _____)

Enclosed:

Photographs of all sides of site

K. SHIVA SHANKAR
ARCHITECT
CA No. / 89 / 12213
No. 6/25, First Street,
Cenotaph Road, Teynampet,
Chennai - 600 018.



ESKAY DESIGN
ARCHITECTS & INTERIOR DESIGNERS

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 12.4.2019

To

M/s. Baashyaam Constructions Pvt Ltd.,
No -87 G.N. Chetty road,
T-Nagar, Chennai -600 017

Subject: Certificate of percentage of Completion of Construction Work of One No of Building (One Block) of the One Phase of the Project (TNRERA Registration Number, TN/29/BUILDING/0086/2017 Dt - 27/09/2017) situated on the Survey no R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per patta presently in R.S.No.4569/16, and R.S.No.4310/4, / Plot no. 39, south canal bank road RA Puram demarcated by its boundaries (latitude and longitude of the end points) vacant land that belongs to Hotel Oceanic to the North South Canal Bank Road to the South Share allotted to Mr. A. Palaniappan to the East, Unilever and Airtel building to the West of Division Mylapore Village Mylapore Taluk [formerly Mylapore-Triplicane Taluk], District Chennai PIN 600 028 measuring 5960.60sq.mts. Area being developed by M/s. Baashyaam Constructions Pvt Ltd.,

Sir,

I/We Eskay Design – K. Shivashankar Chief Architect has undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the Building(s)/ One Block(s) of the One Phase of the Project, situated on the Survey no. R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per patta presently in R.S.No.4569/16, and R.S.No.4310/4, / Plot no. 39, south canal bank road RA Puram, Division Mylapore Village Mylapore Taluk Mylapore (Formerly mylapore – Triplicane) District Chennai PIN 600 028 measuring 5960.60sq.mts. Area being developed by M/s. Baashyaam Constructions Pvt Ltd., as per the approved plan.

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

- 1) Thiru Radhakrishna
- 2) Thiru S. Nagesh
- 3) Thiru Murugesan
- 4) Thiru Palaniyapan
- 5) Thiru Mariganesh

as Engineer
as Structural Consultant
as Plumbing Consultant (MEP)
as Electrical Consultant (MEP)
as Site Supervisor

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 One (Basement + Stilt + 11 Floors) Building, One Block of the Building has been completed in all aspects. The One (Basement + Stilt + 11 Floors) Building, One Block of the Building is granted Completion Certificate bearing number C.C.No.EC/South-I/266/2018 dated 21/08/2018 by CMDA.

Yours Faithfully

Signature &

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

K. SHIVA SHANKAR
ARCHITECT
CANo. / 89 / 12213
No. 6/25, First Street,
Cenotaph Road, Teynampet,
Chennai - 600 018.

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account - Project wise)

To

Date: 12.04.2019

M/s.Baashyaam Constructions Pvt Ltd.,
No -87 G.N.Chetty road,
T-Nagar,Chennai -600 017

Subject: Certificate of Cost Incurred for Development of BONAVENTURA for Construction of RESIDENTIAL building Wing of the One phase or for the plotted project, as the case may be, (TNRERA Registration Number, TN/29/BUILDING/0086/2017 Dt 27/09/2017) situated on the Plot no. 39, south canal bank road RA Puram R.S. no. R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per current revenue records presently in R.S.No.4569/16, and R.S.No.4310/4, Division Mylapore village Mylapore demarcated by its boundaries (latitude and longitude of the end points) Vacant land that belongs to Hotel Oceanic to the North South Canal Bank Road to the South Share allotted to Mr. A.Palaniappan to the East. Unilever and Airtel building to the West of Division Mylapore Village Mylapore Taluk Mylapore (Formerly mylapore - Tripilicane) District Chennai PIN 600 028. Measuring 5960.60sq.mts. area being developed by M/s.Baashyaam Constructions Pvt Ltd.,

Ref: TNRERA Registration Number TN/29/BUILDING/0086/2017 Dt - 27/09/2017

Sir,

I Mr.Radhakrishna have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under TNRERA, being Residential Building(s) 1 Block(s) of the 1 Phase the plots of the plotted project as the case may be, situated on the plot no. 39,south canal bank road RA Puram /Survey no./ R.S.No.4569/2 and R.S.No.4310/1 (part) as per Documents and as per current revenue records presently in R.S.No.4569/16, and R.S.No.4310/4,of Division Mylapore Village_Mylapore ,Taluk Mylapore, District Chennai,PIN 600 028 measuring 5960.60 sq.mts. Area being developed by M/s.Baashyaam Constructions Pvt Ltd.,

1. Following technical professionals are appointed by Owner/Promoter:

- | | |
|----------------------------|--------------------------------|
| 1. M/s ESKAY Design | as Architect |
| 2. M/s Somadev Nagesh | as Structural Consultant |
| 3. M/s Mukund & Associates | as Plumbing Consultant (MEP) |
| 4. M/s Pal Design | as Electrical Consultant (MEP) |
| 5. Mr. Radhakrishna | as Quantity Surveyor* |

Baashyaam Constructions Pvt. Ltd., No. 87, G.N. Chetty Road, T. Nagar, Chennai - 600 017.

P: +91 44 4290 2345

E: info@bashyamgroup.com

CIN: U45201TN2004PTC053331

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr.Radhakrishna(Baashyam Constructions)quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
3. We estimate total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs.19,31,97,140/-**(Total of Table A and B). The estimated total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining completion certificate for the building(s) from the CMDA (CC.No. EC/South-I/266/2018 Dt - 21/08/2018) Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on 09.04.19 , the Estimated Cost Incurred till date is calculated at **Rs.19,31,97,140/-**(Total of Table A and B). The amount of estimated cost Incurred is calculated on the base of amount of total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Completion Certificate from CMDA (competent Authority) is estimated at Rs Nil. (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this Certificate is as given in Table A and B below;

TABLE – A

Building/Block bearing Number 1 or called Bonaventura

Sl. No.	Particulars	Amounts (in Rs.)
1.	Total Estimated Cost of the building/block	Rs. 18,91,65,769/-
2.	Cost incurred as on 16.03.19	Rs.18,31,65,769/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	-
5.	Cost Incurred on Additional/Extra Items as on Not included in the Estimated Cost (Table –C)	-

TABLE - B

Internal & External Development Works in Respect of the entire Registered Phase

Sl. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16.03.19 of Registration is (Incl.Total Cost)	Rs.40,31,371/-
2	Cost incurred as on	Rs.40,31,371/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated Cost)	-
5	Cost incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	-

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer Local Body license
 no. if any **E K. RADHAKRISHNA**
 Local Body License no. valid till (Date)

K. Radhakrishna
 (Civil Engineer)

Bonaventura Project

Baashyaam Constructions Pvt Ltd

No. 87, G.N. Chetty Road,

T. Nagar, Chennai-600 017.

*Note

- The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain completion certificate.
- Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in Amendment of the cost incurred/to be incurred.
- All components of work with specifications are indicative and not exhaustive.



POCO

SHOT ON POCO F1



POCO
SHOT ON POCO F1



POCO
SHOT ON POCO F1



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SERVICE

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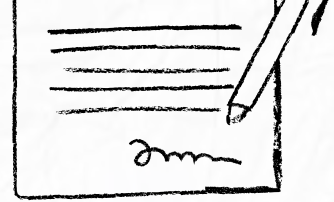
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our services doesn't just end there



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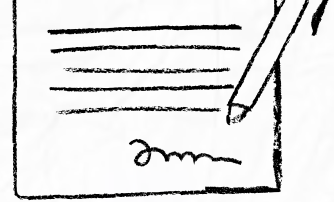
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We're honored to be part of your
real estate journey

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