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OMR Thoraipakkam,
Chennai, India

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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Casagrand Builder Private Limited
Project Name	:	CASAGRANT PRIMERA
Project Registration No	:	TN/01/Building/0103/2018, Dated:28/03/2018
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)	1 BHK - 16 NOS 2 BHK - 20 NOS 2 BHK - 88 NOS 3 BHK - 56 NOS 4 BHK - 04 NOS 4 BHK - 04 NOS	878.00 1083.00 8476.00 8660.00 795.00 856.00
2.	Parking Lots	132	
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	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)

For CASAGRAN BUILDER PRIVATE LIMITED

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For CASAGRAN BUILDER PRIVATE LIMITED

Authorised Signatory

CASAGRAN BUILDER PRIVATE LIMITED

CASAGRAN
PRIMERA
Manapakkam

CASAGRAN-PRIMERA

CASAGRAN
S. N. R.



Authorised Signatory

S. N. R.

BLOCK - A



Flat handover-16/16 Completed

For CASAGRANDBUILDERS PRIVATE LIMITED

S.R.N

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BLOCK - B



Flat handover-16/16 Completed

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S. R. N.

BLOCK - C



For CASAGRANDE BUILDER PR

Flat handover-16/16 Completed

FOR CASAGRANDE BUILDER PRIVATE LIMITED

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S. R. N.

ED

story

BLOCK - D



Flat handover-16/16 Completed

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S-R-N

For CASAGRANL BUILDER PR

ED

tory

BLOCK - E



Flat Handover-36/36 Completed

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S-228

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BLOCK - F



Flat Handover-32/32 Completed

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S.A.R

Authorised Signatory

BLOCK - G



Flat Handover-16/16 Completed

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S.N.R.

BLOCK - H



Flat Handover-40/40 Completed

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CLUBHOUSE



Interior work completed

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S. R. N.

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PROJECT OSR VIEW



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S. R. K.

Authorised Signatory

SWIMMING POOL VIEWS



For CASAGRAND BUILDER PRIVATE LIMITED

S.R.N.

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DRIVEWAY VIEWS



For CASAGRAND BUILDER PRIVATE LIMITED

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S. N. N.

For CASAGRAND BUILDER PRIVATE LIMITED

Authorised Signatory

THANK YOU



CASAGRANT
PRIMERA
Mugalivakkam

FOR CASAGRANT BUILDER PRIVATE LIMITED

Authorised Signatory

S. R. R.

FORM-4

ARCHITECT'S

CERTIFICATE

(Issued on completion of the Building)

Date:19.07.2021

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

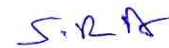
The - M/s. Casagrand Builder Private Limited.,
NPL Devi, No.111, Old No.59,
L.B.Road, Thiruvannamiyur, Chennai.

Subject: Certificate of Completion of Construction at Stilt floor(part) + Ground floor (part) + 4 floors residential building with Club house (Core A to D and F to H) with 152 dwelling units, LIG Core E with 36 dwelling units, Total of 188 dwelling units at Arumugam 1st street, Mugalivakkam, Chennai, Comprised in Survey Nos.77/6A, 77/6B, 78/1A1C and 78/3 of Mugalivakkam Village, AlandurTaluk, Kancheepuram District.

Sir,

1. I **A.AMERNATH** have undertaken assignment as Architect and Certifying the Completion of Construction Work of Stilt floor(part) + Ground floor (part) + 4 floors residential building with Club house (Core A to D and F to H) with 152 dwelling units, LIG Core E with 36 dwelling units, Total of 188 dwelling units of the project **CASAGRAN PRIMERA** [TN/01/Building/0103/2018 dated 28/03/2018] situated at.Survey Nos.77/6A, 77/6B, 78/1A1C and 78/3 of Mugalivakkam Village, AlandurTaluk, Kancheepuram District and measuring **11942.62 SQ.M** plot area been developed by [M/s. Casagrand Builder Private Limited.,]

For CASAGRAN BUILDER PRIVATE LIMITED



Authorised Signatory

2. The Technical professionals are appointed by Owner / Promoter:

- (i) Mr. A.Amernath as - Architect;
- (ii) Mr. Pradeep G Kedlaya as Structural Consultant
- (iii) M/s Balu & Associates as MEP Consultant
- (iv) Mr. Siva as Site Supervisor

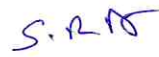
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certify that Construction Work of Stilt floor (part) + Ground floor (part) + 4 floors residential building with Club house (Core A to D and F to H) with 152 dwelling units, LIG Core E with 36 dwelling units, Total of 188 dwelling units 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.

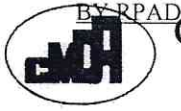
Yours Faithfully


A. AMERNATH, B.Arch.,
CMDA Regd. No: RA/Gr.I/19/03/030
No. 14, 32nd Cross Street,
Besant Nagar, Chennai - 600 090.
Ph: +919500042904
Email: ameraniarchitects@gmail.com

Signature,
A.AMERNATH
Architect with (License No: RA/Gr.I/19/03/030)

For CASAGRANDBUILDER PRIVATE LIMITED


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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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. CMDA/C-II/NHRB/032/2020

Dated:07-08-2020

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Group Development of Stilt (Part) + Ground Floor (Part) + 4 Floors residential building with Club House (Core A to D & F to H) with 152 dwelling units EWS Block – Core E: 36 dwelling units, totally 188 dwelling units at Arumugam Nagar 1st Street, Mugalivakkam, Chennai in S.No.77/6A, 77/6B, 78/1A1C & 78/3, Mugalivakkam Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/Spl. Bldg/58 A – I/2018, dated 22.03.2018 in Letter No.BC1/10133/2017, dated 22.03.2018, Planning Permit No.11867
 2. Completion Certificate Application through online dated 20.05.2020, hard copy received on 22.05.2020
 3. This office letter even no. dated 30.07.2020 addressed to the applicant
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016857, dated 04.08.2020.

This is to certify that **M/s. Casagrand Builder Private Limited (Owner cum GPA)** have construction of Group Development of Stilt (Part) + Ground Floor (Part) + 4 Floors residential building with Club House (Core A to D & F to H) with 152 dwelling units EWS Block – Core E: 36 dwelling units totally 188 dwelling units at Arumugam Nagar 1st Street, Mugalivakkam, Chennai in S.No.77/6A, 77/6B, 78/1A1C & 78/3, Mugalivakkam Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl. Bldg/58 A – I/2018, dated 22.03.2018 in Letter No.BC1/10133/2017, dated 22.03.2018, Planning Permit No.11867. The building 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/Central-II /132/2020, dated:07-08-2020.

For CASAGRANDBUILDER PRIVATE LIMITED

S. R. R.
Authorised Signatory

/pto/

3. This Completion Certificate 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. However, 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. Subramanian
7/8/2020
for MEMBER-SECRETARY

Copy to:

✓ **M/s. Casagrand Builder Private Limited**
(Owner cum GPA)
NPL Devi
3rd Floor, New No.111
Old No.59, LB Road
Thiruvanmiyur, Chennai – 600 041.

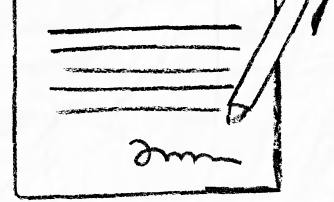
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

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 CASAGRANDBUILDER PRIVATE LIMITED

S. R. S.
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our services doesn't just end there



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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.



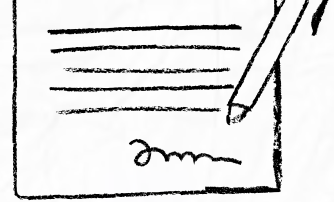
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Compliance & Special Services

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



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



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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

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