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3/350/2 Mettukuppam,
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Chennai, India

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Project - Quarterly Progress Report

Promoter's Name	:	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	:	RADIANCE MERCURY (BLOCK-F)
Project Registration No	:	TN/01/Building/0106/2018, Dt : 04/04/18
Quarter Ending	:	31.12.2019

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)	68	43080 (Sq.ft)
2.	Parking Lots	39	
3.	UDS Registered in Sq.m.		2349.52 (Sq.m)

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block -F : Stilt + Seven Floors (70 Dwelling units)	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Swimming pool & Club House	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	2,000.00



C. Details of Clearances

1. Completion Certificate No. - Letter No.EC/S-II/16947/2019 dt 29.11.2019
2. Compliance Report, if any (Kindly Specify) - Nil

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





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

4th PARTIAL 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 Commissioner,
St. Thomas Mount Panchayat Union
Office Chitlapakkam, Chennai

Letter No.EC/S-II/16947/2019

Dated: 29-11-2019

Sir: Madam,

Sub: CMDA - Enforcement Cell (South-II) - Completed construction of Multi-Storeyed Buildings - Group Development: Block-F (Out of 8 Blocks) Stilt Floor + 7 Floors Residential Building with 70 Dwelling Units at S.No.260/1, 2B, 3A, 3B, 265/3, 266/1, 4, 267/1A, 268/1A, 1B & 268/2, 3 of Perumbakkam Village, Chennai within St. Thomas Mount Panchayat Union limit - 4th Partial Completion Certificate - Issued - Reg.

- Ref:
- 1) CMDA Planning Permission No.C/PP/MSB/37(AtoK)/2015 Permit No.9025 in letter No.C3(S)/15923/2014 dated 18.08.2015
 - 2) 1st Partial Completion Certificate issued for Block-C & G (LIG) vide C.C.No.EC/South-II/97/2017 in letter No.EC/S-II/1995/2017 dated 12.04.2017
 - 3) 2nd Partial Completion Certificate issued for Block-D vide C.C.No. EC/South-II/61/2018 in letter No.EC/S-II/1995/2017 dated 02.03.2018
 - 4) 3rd Partial Completion Certificate issued for Block-E vide C.C.No.EC/South-II/289/2018 in letter No.EC/S-II/11273/2018 dated 05-09-2018
 - 5) 4th Partial Completion Certificate Application from M/s Radiance Realty Developers India Ltd., dated 10.10.2019
 - 6) Compliance Certificate issued by DF&RS in letter No. D.Dis.No. 14681/C1/2019 CC No.47/2019 dated 25.10.2019
 - 7) Compliance Report issued by Tamil Nadu Pollution Control Board in Lr.No.T2/TNPCB/F.028963/MMN/2019 dated 12.11.2019.
 - 8) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0015036 dated 28.11.2019

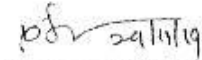
This is to certify that M/s Radiance Realty Developers India Ltd., have completed the construction of Multi-Storeyed Buildings - Group Development: Block-F (Out of 8 Blocks) Stilt Floor + 7 Floors Residential Building with 70 Dwelling Units at S.No.260/1, 2B, 3A, 3B, 265/3, 266/1, 4, 267/1A, 268/1A, 1B & 268/2, 3 of Perumbakkam Village, Chennai within St. Thomas Mount Panchayat Union limit sanctioned vide Planning Permission No.C/PP/MSB/37 (A to K)/2015 Permit No.9025 in letter No.C3(S)/15923/2014 dated 18.08.2015. It was inspected and observed that the Block-F has been completed as per approved plan and satisfies the Norms for issue of 4th Partial Completion Certificate approved by the Monitoring Committee.

p.t.o..

2. Accordingly 4th Partial Completion Certificate is issued for the above construction in C.C.No.EC/South-II/302/2019 dated 29-11-2019.

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


29/11/19

Copy to:

- ✓ M/s Radiance Realty Developers India Ltd.,
No.480, Anna Salai, Khivraj Complex-II, 6th Floor,
Nandanam, Chennai – 600 035
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 (Partial Completion Certificate only issued)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage)



F BLOCK NORTH SIDE VIEW

Signature





31-12-2019

F BLOCK FLAT INNER VIEW

Sm





F BLOCK STAIRCASE VIEW

Smr





31-12-2019

F BLOCK NORTH SIDE EXTERNAL WORK COMPLETED





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.



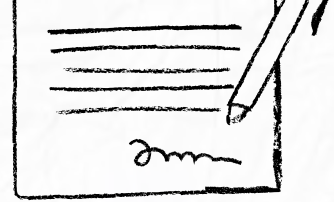
NRI & Investment Services

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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