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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Casa Grande Civil Engineering Private Limited M/s. Gallante Promoter LLP
Project Name	:	CASAGRAND WOODSIDE
Project Registration No	:	TN/01/Building/0108/2018, Dated:06/04/2018
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 – 04 NOS 2 BHK – 132 NOS 3 BHK – 32 NOS 3 BHK – 48 NOS	253.00 13642.00 4019.00 6792.00
2.	Parking Lots	215	
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 Casa Grande Civil Engineering Pvt Ltd

Authorised Signatory

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

For GALLANTE PROMOTER LLP

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 CASA GRANDE CIVIL ENGINEERING PVT LTD

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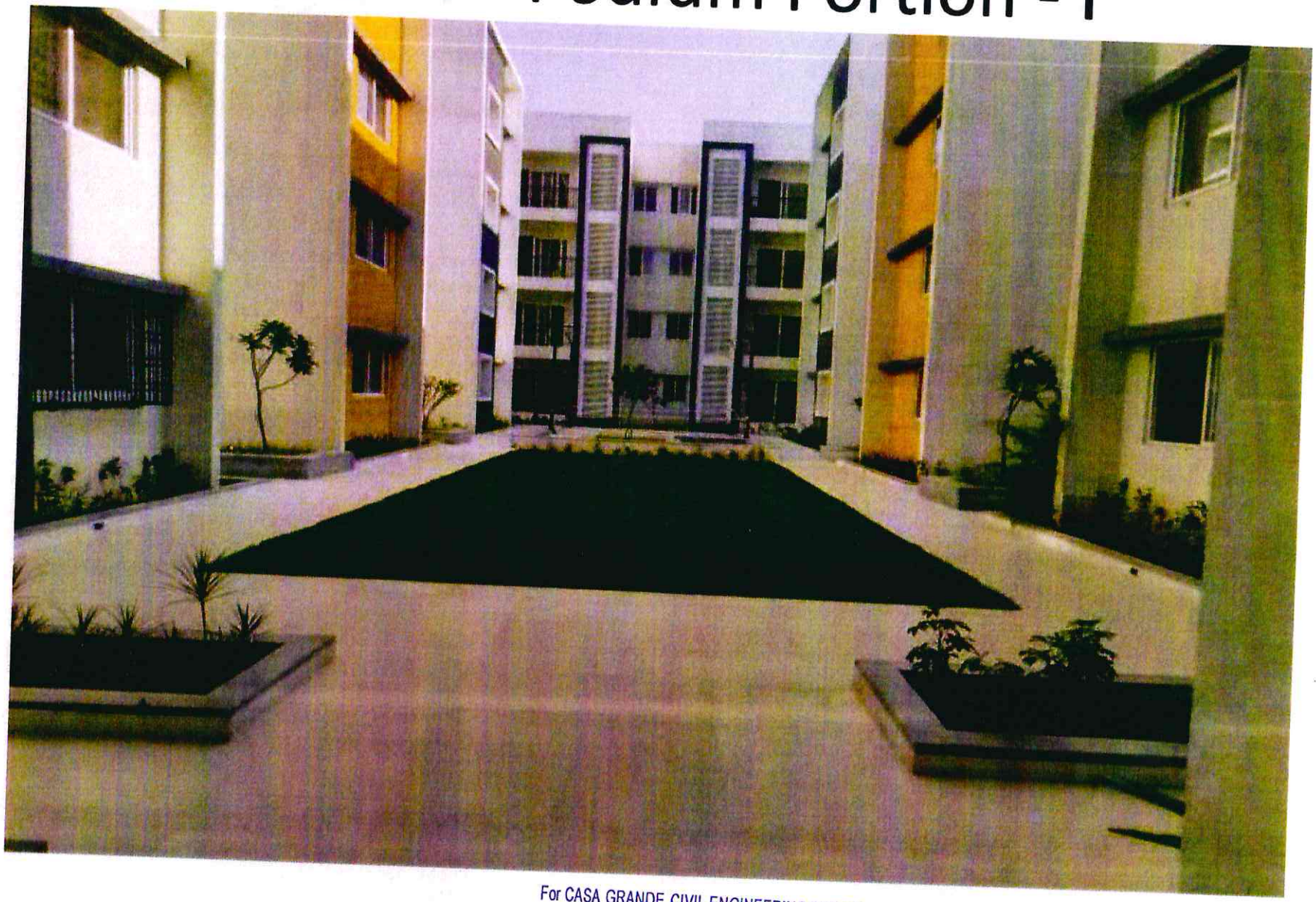
For GALLANTE PROMOTER LLP

Authorised Signatory

For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

TOWER 1 - Podium Portion - I



For Casa Grande Civil Engineering Pvt. Ltd.

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For CASA GRANDE CIVIL ENGINEERING PVT LTD

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For GALLANTE PROMOTER LLP

Authorised Signatory

TOWER 1 - (BLOCK - B)



For Casa Grande Civil Engineering Pvt. Ltd.

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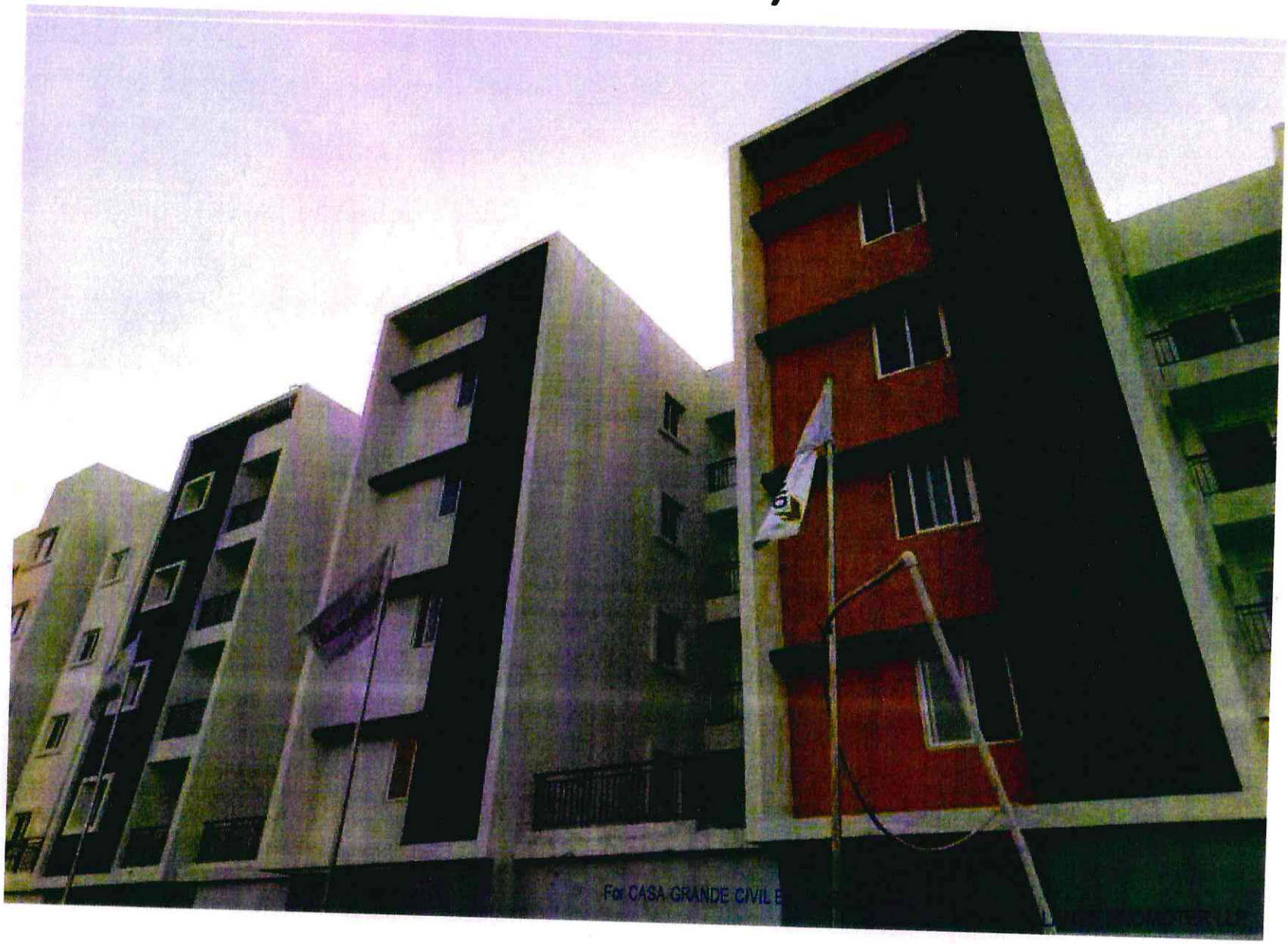
For CASA GRANDE CIVIL ENGINEERING PVT LTD

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For GALLANTE PROMOTER LLP

Authorised Signatory

TOWER 1 - (BLOCK - C)



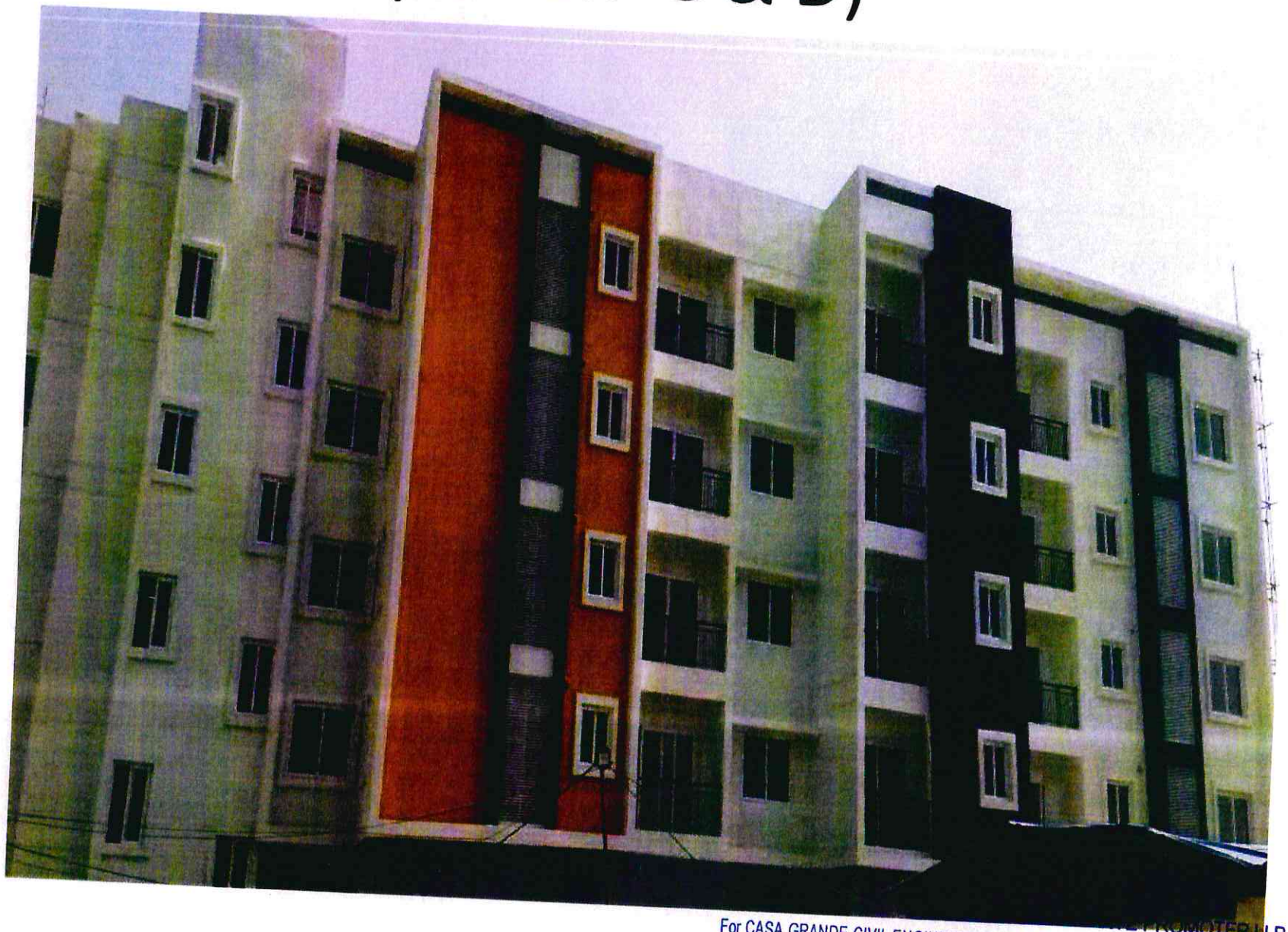
For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

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TOWER 1 - (BLOCK -C & D)



For Casa Grande Civil Engineering Pvt. Ltd.

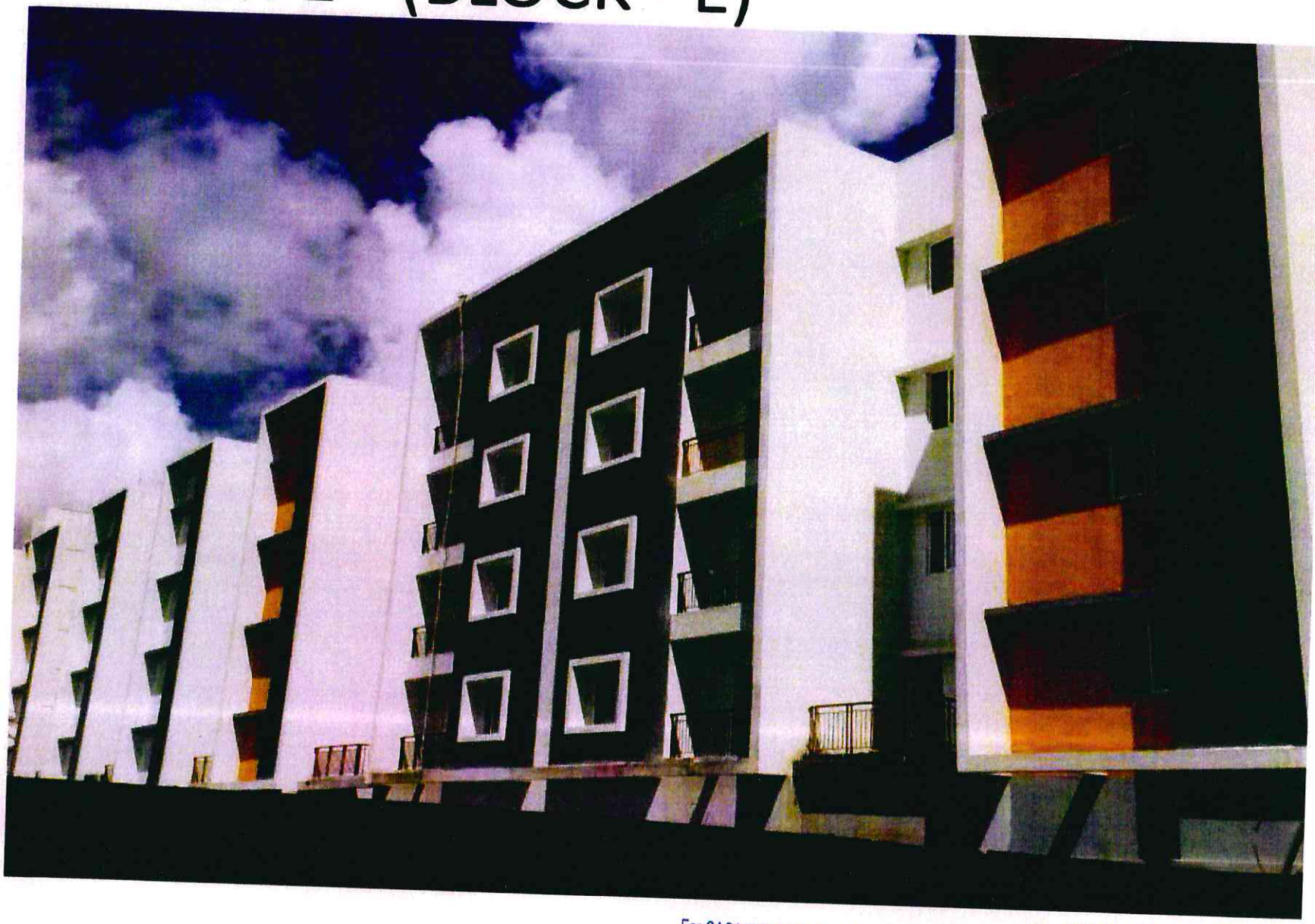
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For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

Authorised Signatory

TOWER 1 - (BLOCK - E)



For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

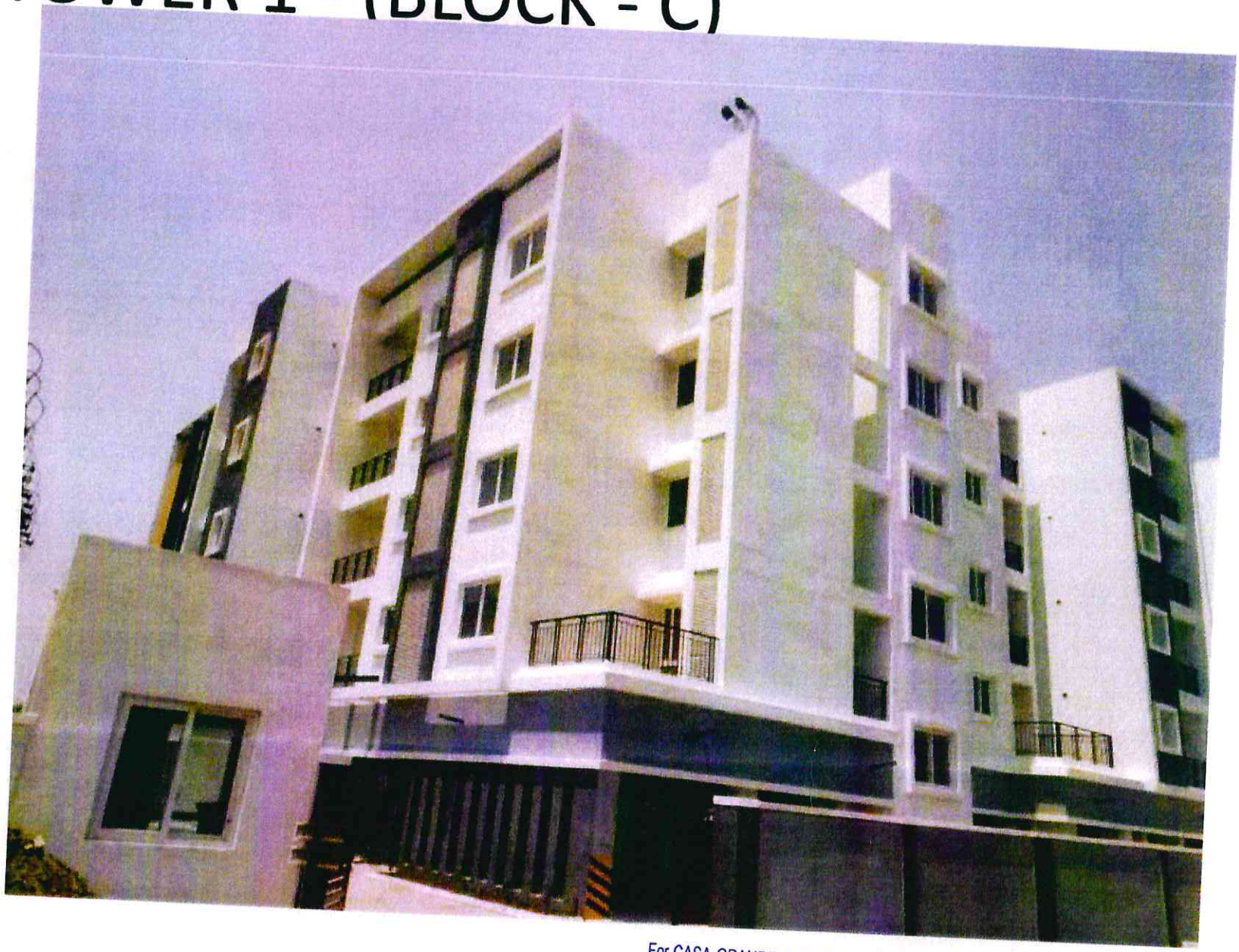
For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

For GALLANTE PROMOTER LLP

Authorised Signatory

TOWER 1 - (BLOCK - C)



For Casa Grande Civil Engineering Pvt. Ltd.

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For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

For GALLANTE PROMOTER LLP

Authorised Signatory

TOWER 2 – (BLOCK – G)



For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

For GALLANTE PROMOTER LLP

Authorised Signatory

TOWER 3 – (BLOCK – H)



For Casa Grande Civil Engineering Pvt. Ltd.

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For CASA GRANDE CIVIL ENGINEERING PVT LTD

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For GALLANTE PROMOTER LLP

Authorised Signatory

OSR



For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

HOTER LLP

Authorised Signatory

Authorised Signatory

edifice
PRAMOD BALAKRISHNAN
Architects & Interior Designers

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 –1.M/s. Casagrande Civil Engineering Private Limited &
2. M/s. Gallante Promoter LLP
NPL Devi, No.111, Old No.59,
L.B.Road, Thiruvanmiyur, Chennai.

Subject: Certificate of Completion of Construction for Group Development of Special Building category of 3 Blocks of which, Block-A of Basement Floor (part) + Stilt floor + 4 floors with 188 dwelling units with Gym, Multipurpose hall, Yoga room, Creche & Association room at 1st Floor (part), Swimming Pool at 4th Floor (part), 2 Blocks of Stilt floor + 4 floors with 28 dwelling units, totally 216 dwelling units at Survey Nos.515/1, 515/2, 516 & 517 of ManapakkamVillage, AlandurTaluk, Kancheepuram District.

Sir,

1. I **PRAMOD BALAKRISHNAN** have undertaken assignment as Architect and Certifying the Completion of Construction Work of Group Development of Special Building category of 3 Blocks of which, Block-A of Basement Floor (part) + Stilt floor + 4 floors with 188 dwelling units with Gym, Multipurpose hall, Yoga room, Creche & Association room at 1st Floor (part), Swimming Pool at 4th Floor (part), 2 Blocks of Stilt floor + 4 floors with 28 dwelling units, totally 216 dwelling units of the project **CASAGRAND WOODSIDE** [TN/01/Building/0108/2018 dated 06/04/2018] situated at.Survey Nos.515/1, 515/2, 516 & 517 of ManapakkamVillage, AlandurTaluk, Kancheepuram District.and measuring **14102.80 SQ.M** plot area been developed by [M/s. CasagrandeCivil Engineering Pvt ltd & M/s. Gallante Promoter LLP.,]

For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

5, Third Floor, 13 Second Main Road, Nehru Nagar, Adyar, Chennai - 600 020.
Tel : 91-44-24412025, 24422144, 24402938 Fax : 91-44-24422198
E-mail : edifice.pramod@gmail.com

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

   (i) Mr. PRAMOD BALAKRISHNAN as Architect;

   (ii) Mr. S.NAGESH as Structural Consultant

   (iii) M/s S.R. ASSOCIATES as MEP Consultant

   (iv) Mr. R. SWAMINATHAN as Project Incharge

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certifythat Construction Work of Group Development of Special Building category of 3 Blocks of which, Block-A of Basement Floor (part) + Stilt floor + 4 floors with 188 dwelling units with Gym, Multipurpose hall, Yoga room, Creche & Association room at 1st Floor (part), Swimming Pool at 4th Floor (part), 2 Blocks of Stilt floor + 4 floors with 28 dwelling units, totally 216 dwelling units of the Building has been completed in all aspects andis fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

Yours Faithfully

Signature,
PRAMOD BALAKRISHNAN
Architect with (LicenseNo: RA/Gr.I/19/04/147)

PRAMOD BALAKRISHNAN
CA/85/9299
RA/Gr.1/19/04/147
No.5,THIRD FLOOR, 13,SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI-600 020.

For Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory

EGYRPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, 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. EC/C-II/NHRB/33/2020

Dated:04 -08-2020

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Group Development of Special Building 3 Blocks; **Block –A**: Basement Floor (Part) + Stilt Floor + 4 Floors – 188 dwelling units; **Block – B**: Stilt + 4 Floors – 12 dwelling units; **Block – C**: Stilt Floor + 4 Floors – 16 dwelling units totally 216 dwelling units Residential building at S. No.515/1, 515/2, 516 and 517 of Manapakkam Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/Spl. Bldg/67 A – I/2018, dated 28.03.2018 in Letter No.BC1/13432/2017, dated 28.03.2018, Planning Permit No.11876
2. Completion Certificate Application through online dated 23.05.2020, hard copy received on 29.05.2020
3. This office letter even no. dated 23.07.2020 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016799, dated 28.07.2020.

****

This is to certify that **M/s. Casa Grande Civil Engineering Pvt. Ltd., & M/s. Gallante Promoter LLP** have constructed of Group Development of Special Building 3 Blocks; **Block – A**: Basement Floor (Part) + Stilt Floor + 4 Floors – 188 dwelling units; **Block – B**: Stilt + 4 Floors – 12 dwelling units; **Block – C**: Stilt Floor + 4 Floors – 16 dwelling units totally 216 dwelling units Residential building at S. No.515/1, 515/2, 516 and 517 of Manapakkam Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl. Bldg/67 A – I/2018, dated 28.03.2018 in Letter No.BC1/13432/2017, dt 28.03.2018, Planning Permit No.11876. 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.

For Casa Grande Civil Engineering Pvt. Ltd.

/pto/

Authorised Signatory

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II /129/2020, dated:04 -08-2020**.

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,

4/8/2020

for **MEMBER-SECRETARY**

Copy to:

1 **M/s. Casa Grande Civil Engineering Pvt. Ltd., &** 4/8/2020
M/s. Gallante Promoter LLP
NPL Devi
New No.111/59, L.B. 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)

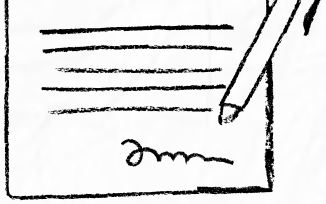
Note:

(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 Casa Grande Civil Engineering Pvt. Ltd.

Authorised Signatory



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

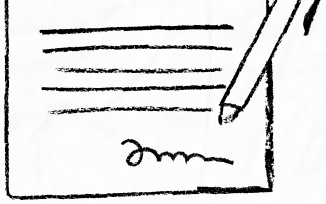
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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

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Chennai, India

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