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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS CHENNAI LIMITED
Project Name	:	RAJKAND REGENCY
Project Registration No	:	TN/29/Building/0112/2018
Quarter Ending	:	September Year 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)	1 Flat	139.35
2.	Parking Lots	2 Nos	2 Nos
3.	UDS Registered in Sq.m.	59.19	59.19

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Floor wise	100%	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	100%	Completed

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net Project Cost in Lakhs)	427

C. Details of Clearances

1. Completion Certificate No: **ECS/S-I/11005/2019**
2. Compliance Report, if any (Kindly Specify) not applicable
3. Annual Audit Report of Special Account in Form 7 submit soon as possible

D. Latest Photo with Date (Atleast from 2 angles) Enclosed



REDMI NOTE 5 PRO
MI DUAL CAMERA

2019/11/29 16:22





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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 Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet, Chennai-600 002.

Letter No.EC/S-I/11005/2019

Dated: 28-08-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at Plot No.B-34, Old Door No.8, New Door No.30, Shastri Nagar 1st Cross Street & 6th Cross Street, Adyar, Chennai – 600 020 bearing Old S.No.91/1 Part, T.S. No. 12, Block No.32 of Urur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No.B/Spl.Bldg.,/272/2017 Permit No.11617 in letter No.B1/12010/2017 dated 28.09.2017
 - 2) Completion Certificate Application from M/s. India Builders Chennai Ltd., Rep. by Thiru U. Preetam Karthik (POA of P.K. Sathiyamurthy & Chitrakala) dated 02 .07.2019
 - 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013673dated 22.08.2019

This is to certify that M/s. India Builders Chennai Ltd., Rep. by Thiru U. Preetam Karthik (POA of P.K. Sathiyamurthy & Chitrakala) have constructed Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at Plot No.B-34, Old Door No.8, New Door No.30, Shastri Nagar 1st Cross Street & 6th Cross Street, Adyar, Chennai – 600 020 bearing Old S.No.91/1 Part, T.S. No. 12, Block No.32 of Urur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.B/Spl.Bldg.,/272/2017 Permit No.11617 in letter No.B1/12010/2017 dated 28.09.2017. 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.

p.t.o.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/229/2019 dated 28-08-2019.**

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

Copy to:

- ✓ 1. M/s. India Builders Chennai Ltd.,
Rep. by Thiru U. Preetam Karthik (POA of P.K. Sathiyamurthy & Chitrakala),
AA-36, 3rd Street, 3rd Main Road, Anna Nagar,
Chennai – 600 040
2. The Chairperson, 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.

I.SOUNDARYA

Registered Architect: CA/2018/94077

Address: No:31/7, Ujjini street, Ayanavaram,
Chennai-600023.

15.12.2019

BUILDING COMPLETION CERTIFICATE

I do here by certify that the construction of project “**RAJKAND REGENCY**” stilt + 4 floors residential building with 8 dwelling units at Plot No: B 34, Old Door No:8, New Door No:30, Shastri nagar 1st Cross street & 6th Cross street, Adyar, Chennai -20. Comprised in old S.No:91/1 Part, T.S.No. 12, Block No;32 of Urur village within limits of greater Chennai corporation has been completed. The Completion certificate has been obtained from CMDA.

I further here by certify after inspection of the building that the completed 100% with all the amenities to live in.



SOUNDARYA .I, B. Arch
Registered Architect
Council of Architecture: CA/2018/94077
No. 31/7, Ujjini Street, Ayanavaram, Chennai - 600023



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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

3/350/2 Mettukuppam,
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