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Project - Quarterly Progress Report

Promoter's Name	:	Mahindra Integrated Township Ltd.
Project Name	:	Lakewoods Towers A,B & C
Project Registration No	:	TN/01/Building/0233/2018 Dt. 13.07.2018
Quarter Ending	:	Sept'22

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)	2 BHK (69.79 Sqm) – 221 Nos 3 BHK (94.19 Sqm) – 28 Nos	2 BHK 15423.59 Sqm 3 BHK – 2637.32 Sqm
2.	Parking Lots	Covered – 249 Nos	Covered – 3112.5 Sqm
3.	UDS Registered in Sq.m.	2 BHK(45.50 Sqm) – 212 No 3 BHK(62.32 Sqm) - 28 No	2 BHK - 9646 Sqm 3 BHK – 1744.96 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Tower A	Works Completed, Handing over to Customer in progress
		Tower B	Works Completed, Handing over to Customer in progress
		Tower C	Works Completed, Handing over to Customer in progress
2.	Status of common Amenities for each Block/Tower, Item wise	Podium	Hardscaping & Landscaping works completed in full
		Gym Block above Podium	Finishing and Interior works completed in full

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100.00%
	ii) Financial (Project Cost in Lakhs- Rs.8,447.65)	100.00%

C. Details of Clearances

1. Completion Certificate No. ---DTCP Completion certificate obtained for Tower A,B & C. ROC No: 479/2022(TowerA), 480/2022(TowerB), 481/2022(TowerC)
2. Compliance Report, if any (Kindly Specify) --- Fire Compliance Certificate obtained for Towers A,B & C from DFRS vide CC.No.12/2022
3. Annual Audit Report of Special Account in Form 7 -for Fy 21-22 submitted vide email on 28-Sept-21

FORM-4 ARCHITECT 'S CERTIFICATE

Date: 30-Aug-2022

To,

The Mahindra Integrated Township Ltd.

Administrative Block , Central Avenue, Mahindra World City,

Chengulpet, kanchipuram District

Subject: Certificate of Completion of Construction Work of “Lakewoods Ph-1” Project for Construction of 3 Towers A, B, and C with Stilt + 14 Floors (TNRERA Registration Number TN/01/Building/0233/2018 dt. 13/07/2018) situated on Plot no 17 / Survey nos. 142/1A, 142/1B, 142/2A1, 142/2A2, 142/2B, 142/3A1, 142/3A2, 142/3B1, 142/3B2, 143, 144/1 , 144/2 , 144/3, 144/4, 145/1, 145/2A, 145/2B, 145/2C, 147/1, 147/2 , 147/3 , 148/1, 148/2, 149 , 150/1, 150/2, 150/3, 151/1, 151/2, 151/3, 151/4 , 151/5 , 151/6 , 152/1, 152/2 , 153, 154/1 , 154/2, 154/3 , 154/4, 155/1, 155/2 , 160 of Paranur Village, demarcated by its boundaries (latitude and longitude of the end points) Boundary 1 N 12.727421 E 79.988471 Boundary 2 N 12.727165 E 79.988669 Boundary 3 N 12.724852 E 79.988626 Boundary 4 N 12.725045 E 79.987651 Boundary 5 N 12.727484 E 79.987801 Boundary 6 N 12.727761 E 79.988230 with balance Plot No 17 to the North 40’ Road to the South Plot No 17(part) to the East 40 feet road to the West of Paranur Village, Chengalpattu Taluk, Kancheepuram District, PIN 603002 measuring 9.33 acres area being developed by Mahindra Integrated Township Ltd.,

Sir,

1. I/We Edifice Consultants Pvt. Ltd have undertaken assignment as Architect of certifying completion of Construction Work of “Lakewoods Ph-1” Project for Construction of 3 Towers A,B, and C with Stilt + 14 Floors (TNRERA Registration Number TN/01/Building/0233/2018 dt. 13/07/2018) situated on Plot no 17 / Survey nos. 142/1A, 142/1B, 142/2A1, 142/2A2, 142/2B, 142/3A1, 142/3A2, 142/3B1, 142/3B2, 143, 144/1 , 144/2 , 144/3, 144/4, 145/1, 145/2A, 145/2B, 145/2C, 147/1, 147/2 , 147/3 , 148/1, 148/2, 149 , 150/1, 150/2, 150/3, 151/1, 151/2, 151/3, 151/4 , 151/5 , 151/6 , 152/1, 152/2 , 153, 154/1 , 154/2, 154/3 , 154/4, 155/1, 155/2 , 160 of Paranur Village, demarcated by its boundaries (latitude and longitude of the end points) Boundary 1 N 12.727421 E 79.988471 Boundary 2 N 12.727165 E 79.988669 Boundary 3 N 12.724852 E 79.988626 Boundary 4 N 12.725045 E 79.987651 Boundary 5 N 12.727484 E 79.987801 Boundary 6 N 12.727761 E 79.988230 with balance Plot No 17 to the North 40’ Road to the South Plot No 17(part) to the East 40 feet road to the West of Paranur Village, Chengalpattu



Taluk, Kancheepuram District, PIN 603002 measuring 9.33 acres area being developed by Mahindra Integrated Township Ltd.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)
- (i) M/s Edifice Consultants Pvt. Ltd as Architect;
 - (ii) M/s Vastech Consultants Pvt Ltd as Structural Consultant
 - (iii) M/s AECOM Consultants Pvt. Ltd as MEP Consultant
 - (iv) M/s Mahindra Integrated Township Ltd., as Site Supervisor/Clerk of Works
3. Based on Completion Certificate received from Structural Engineer and Site Project Management Team and to the best of my/our knowledge, I/We hereby certify that Towers A,B and C of LAKEWOODS Ph 1 Project has been completed in all aspects. The Blocks of the Building is granted Completion Certificate bearing number ROC No: 479, 480 & 481/2022 CR3 dated 25-March-2022 by Joint/Deputy Director, District Town and Country Planning, Chengalpattu District (Competent Authority).

Yours Faithfully,


K.N. GOKULAMURALI
COA Regd. No: CA/2010/47612
No.1, SARAVANA STREET,
OFF CHEVALIER SIVAJI GANESAN ROAD,
T.NAGAR, CHENNAI - 600 017
TEL: +91-44-2434 4357, 2431 1607

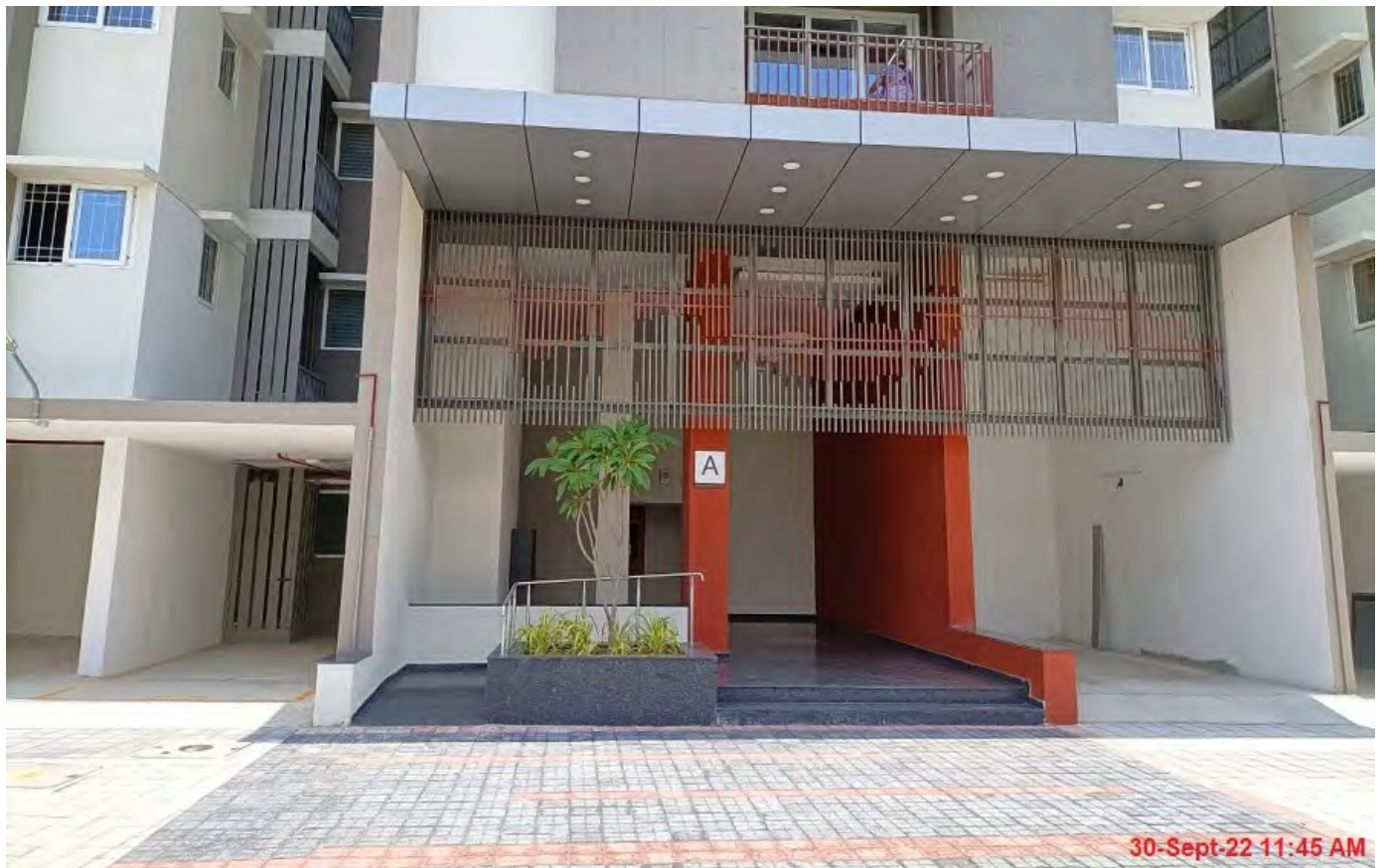
Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....CA/2010/47612.....)

D. Latest Photos Tower wise as on 30.Sept.22

Tower A – Pic 1



Tower A – Pic 2



Central Podium



Gym Interiors





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.



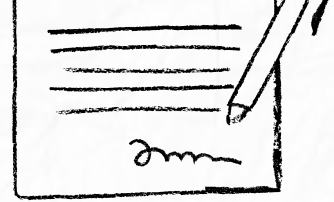
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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



 **empowering your real estate decisions**
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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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