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Project - Quarterly Progress Report

Promoter's Name	**:**	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	**:**	RADIANCE MERCURY (BLOCK-A & B)
Project Registration No	**:**	TN/01/Building/0250/2018, Dt : 25/07/18
Quarter Ending	**:**	30.06.2020

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)	104	70860 sq.ft
2.	Parking Lots	47	
3.	UDS Registered in Sq.m.		3871.36 (Sqm)

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block –A & B : Stilt + Seven Floors (108 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	98%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3,500.00

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) - Enclosed

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

BY RPAD

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-I/13033/2017 Dated: 12-06-2020

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completion Certificate for the completed construction of MSB Group Development Residential building with **Block-A**: Ground Floor (Multi Purpose Hall & Library) + First Floor (Gym & Indoor Games); combined Basement Floor for Block – B & C; **Block-B**: Stilt Floor (Part) + Ground Floor (Part) + 18 Floors with 266 Dwelling Units; **Block-C**: Stilt Floor + 8 Floors with 56 Dwelling Units; totally 322 Dwelling Units at Old Door No.37, New Door No.1167, Poonamallee High Road, Koyambedu, Chennai – 600 107, comprised in T.S. No.4/1, Block No.37, Old S.No.169 (Part) of Koyambedu Village, Egmore – Nungambakkam Taluk, Chennai, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission P.P. No.C/PP/MSB/37 A-G/2017, dated 05.09.2017 in Letter No. C3(N)/598/2017, dated 05.09.2017, Planning Permit No.11165
2. Compliance Certificate issued by DF&RS in D.Dis No.1120/C1/2020, CC No.16/2020, dated 24.03.2020.
3. Your Completion Certificate application dated 05.03.2020, received on 06.03.2020
4. This office letter even no. dated 03.06.2020 addressed to the applicant.
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016495, dated 05.06.2020.

*****

This is to certify that **M/s. Radiance Realty Developer India Ltd.,** have constructed MSB Group Development Residential building with **Block-A**: Ground Floor (Multi Purpose Hall & Library) + First Floor (Gym & Indoor Games); combined Basement Floor for Block – B & C; **Block-B**: Stilt Floor (Part) + Ground Floor (Part) + 18 Floors with 266 Dwelling Units; **Block-C**: Stilt Floor + 8 Floors with 56 Dwelling Units; totally 322 Dwelling Units at Old Door No.37, New Door No.1167, Poonamallee High Road, Koyambedu, Chennai – 600 107, comprised in T.S. No.4/1, Block No.37, Old S.No.169 (Part) of Koyambedu Village, Egmore – Nungambakkam Taluk, Chennai, within the limit of Greater Chennai Corporation, sanctioned in Revised Planning Permission issued in P.P. No.C/PP/MSB/37 A-G/2017, dated 05.09.2017 in Letter No. C3(N)/598/2017, dated 05.09.2017, Planning Permit No.11165 and 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.

//pto//

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2. Accordingly, Completion Certificate is issued for the above construction in **C.C.No. EC/ Central-I/87/2020, dated 12-06-2020.**

3. This Completion Certificate for the building 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. 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

12/6/2020

For **MEMBER-SECRETARY**

12/6/2020

Copy to:

1. **M/s. Radiance Realty Developer India Ltd.,**
   No.480, Anna Salai, Khivraj Complex – II
   6th Floor, Nandanam, Chennai – 600 035.

2. The Deputy Financial Analyst , (For Refund of SD for building & DB)
   Finance Division, CMDA

3. The System Analyst, Computer Cell, CMDA.
   (To update Webpage).

4. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

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.

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FORM-4

ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 30.06.2020

To
M/s.Radiance Realty Developers India Ltd
No.480, Anna Salai, Khivraj Complex – II,
VIth Floor, Nandanam, Chennai – 600 035,
Tamil Nadu, India.

Subject: Certificate of Completion of Construction Work of the project RADIANCE MERCURY , BLOCK A & B (TNRERA Registration Number TN/01/Building/0250/2018, Dt: 25.07.2018) situated in S.No.260/1, 260/3A, 260/3B Part, 265/3, 266/1, 266/4, 267/1A, 268/1A, 268/1B, 268/2 and 268/3, Demarcated by its boundaries 12° 53'40.25" to the North, 80°12'8.30" to the East perumbakkam Village ,sholinganallur Taluk, Kancheepuam District PIN 600100 measuring 25436.90 sq.mts. Area being developed by M/s.Radiance Realty Developers India Ltd

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of residential Building situated in the S.No.260/1, 260/3A, 260/3B Part, 265/3, 266/1, 266/4, 267/1A, 268/1A, 268/1B, 268/2 and 268/3, perumbakkam Village ,sholinganallur Taluk, Kancheepuam District PIN 600100 measuring 25436.90 sq.mts. Area being developed by M/s.Radiance Realty Developers India Ltd

www.nva.in

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

   (i)Thiru A.Venkatakrishnan as Architect/Engineer

   (ii)Thiru C.Kannan as Structural Engineer

   (iii)M/s Sumanam Engineering Services Pvt Ltd as MEP consultant

   (iv)Thiru D.Veeramani as Site Engineer

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 the residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/South-II/81/2020 dated 10.06.2020 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

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

A. VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41,
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. PH: 044-2457 2457

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T/ +91 44 2457 2457

A BLOCK EAST SIDE 2ND COAT PAINT COMPLETED

A BLOCK SOUTH SIDE 2ND COAT PAINT COMPLETED

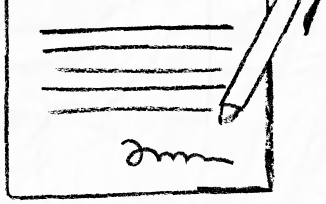
B BLOCK WEST SIDE 2ND COAT PAINT COMPLETED

B BLOCK NORTH SIDE 2ND COAT PAINT COMPLETED

A&B EAST SIDE PAVER WORK COMPLETED

A&B WEST SIDE PAVER WORK COMPLETED

A SOUTH SIDE PAVER WORK COMPLETED



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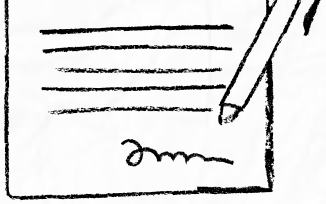

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Vastu & Property Management Tools

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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