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Official Property Record

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Project - Quarterly Progress & Completion Report

Promoter's Name	**:**	**PATTEESWARA DEVELOPERS INDIA P LTD**
Project Name	**:**	**PATTEESWARA PARADISE Ph-II - KURINJI BLOCK**
Project Registration No	**:**	**TN/11/BUILDING/252/2018 DT.30.07.2018**
Quarter Ending	**:**	**SEPTEMBER-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)	39 Nos.	46,140 S.ft.
2.	Parking Lots	34 Nos.	34 Nos.
3.	UDS Registered in Sq.m.	36 nos.	1747.86Sq.M.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block:I, Kurinji Block	COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise	Childrens Play area	COMPLETED

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

C. Details of Clearances

1. Completion Certificate No. -------NIL-------- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----NIL------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) enclosed (in PDF Format)

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

22.9.2020

22.9.2020
OPPO F11 Pro

22.9.2020
OPPO F11 Pro

GOWTHAM ARCHITECTS

FORM-4

ARCHITECT'SCERTIFICATE

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

Date: 25.09.2020

To

M/s. PATTEESWARA DEVELOPERS INDIA (P) LTD
11 – A, Sowripalayam Road,
Ramanathapuram,
Coimbatore – 641045.

Subject:

Certificate of Completion of Construction Work of KURINJI BLOCK, PATTEESWARA PARADISE PHASE II Building/ FIRST Block of the Building of the Project (TNRERA Registration Number TN11/ BUILDING /252/2018 DATED : 30.07.2018) situated on the Plot bearing Survey no./Plot no./Door No.273/2A demarcated by its boundaries (latitude and longitude of the end points)

to the North to the South11 . 00' 02.N 77. 02' 43" E 384 M to the East to the west11 .00' 01.N 77.02' 42" E 387 M of East Division Singanallur Village Coimbatore Taluk, Coimbatore District PIN 641005 measuring sq.mts. area being developed by (Promoter's Name) PATTEESWARA DEVELOPERS INDIA (P) LTD, COIMBATORE – 45.

Sir,

1. I/we have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building/Block/Tower Patteeswara Paradise Phase II Kurinji Block (As per approval Block No.1)of the Building situated on the plot No./ Survey no./ Door no273 / 2A of Division East in Singanallur Village, Coimbatore Taluk Coimbatore District, PIN 641 005measuring 4109.04Sq.mts. area being developed by (Patteeswara Developers India (P) Ltd)

For GOWTHAM ARCHITECTS

Partner

#208, T.V. Samy Road, R.S. Puram, Coimbatore - 641 002
T: +91 422 4983304 / 03 E: design@gowtham.net W: www.gowthamarchitects.com

GOWTHAM ARCHITECTS

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

(i)M/s/Thiru/Tmt. A.S.ELANGO as Architect/Engineer

(ii)M/s/Thiru/Tmt. Mr. NIRMAL as Structural Consultant

(iii)M/s/Thiru/Tmt. G GREESAN as Site Supervisor/clerk of works

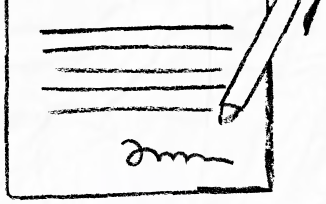
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Building / Block of the Building has been completed in all aspects.

Yours Faithfully,

For GOWTHAM ARCHITECTS

Partner

#208, T.V. Samy Road, R.S. Puram, Coimbatore - 641 002
T: +91 422 4983304 / 03 **E**: design@gowtham.net **W**: www.gowthamarchitects.com



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

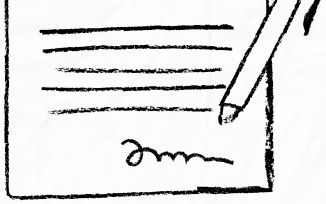
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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real estate journey

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