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Project - Quarterly Progress Report

Promoter's Name	:	**PRIME EXPAT INFRA PVT LTD**
Project Name	:	**ARETE HOMES**
Project Registration No	:	**TN/02/Building/0257/2018**
Quarter Ending	:	**November 2023**

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 (C) – 102 2 BHK (L) - 107 2.5 BHK – 17 3 BHK – 47	66888 Sq Ft 79531 Sq Ft 15006 Sq Ft 51705 Sq Ft
2.	Parking Lots	458	-
3.	UDS Registered in Sq.Ft.	236	84429 Sq Ft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A3 A4 A5 A6	Completed Completed Completed Completed
2.	Status of common Amenities for each Block/Tower, Item wise	A3, A4 & A5 – CCTV Central Podium LED/Solar Lighting STP Plant Fire Safety System DG Backup	 Completed Completed Completed Completed Completed Completed

Sr.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical – A3 A4 A5 A6	**100%** **100%** **100%** **100%**

	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**6308.17 Lacs**

C. Details of Clearances

1. Completion Certificate No. **01/2020 Dated: 07.08.2020** & **01/2022 Dated: 24.01.2022** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

D. Latest Photo with Date (At least from 2 angles) ---------- (in PDF Format)

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

A3





A4





A5





A6





(45)

COMPLETION CERTIFICATE.

From.	To.
Thiru.N.R.Thyagarajan, B.Tech., Assistant Director , District Town & Country Planning Office, Tiruvallur District, No.43/397A, 2nd Floor, Annai Indira Gandhi Salai, Rajajipuram Part - II, Thiruvallur - 602 001. Ph : 044-29595440Email:- dtcptiruvallur@gmail.com	1. The Executive Engineer, TANGEDCO, Ponneri. 2. The Executive Engineer, TWAD Board, Chennai.

Roc.No.1554/2023/Thiruvallur-2, **Dated.09.11.2023.**

Sir,

Sub: Completion Certificate - Office of the District Town & Country Planning-Tiruvallur District – Completed Construction Partially – Group Development Multi Storied Residential Building with Stilt + 10 Floors of Block A6– Residential Building with 80 Units (80 Dwelling) at Arete Home, S.Nos.22/1A, 1B, 1C, 1D, 1E, 1F, 23/2, 3A, 3B, 3C, 4A, 4B, 5A1, 5A2, 5B, 5C, 6, 24/1, 2A, 2B, 4A1, 4A2, 4A3, 4A4, 4A5, 4B, 25/2, 26/1A, 2A, 2B, 2C of Thatchoor-I, Peruncheri Village, Ponneri Taluk, Tiruvallur District, Tamil Nadu 601 204 – Partial Completion Certificate – Issued Regarding.

Ref:
1. Commissioner of Town and Country Planning Chennai- 02 Proceedings No.1475/2018/Spl.Cell dated:09.04.2018.
2. Assistant Director of Town and Country Planning. Tiruvallur Region, Proceedings No.2478/2017/TVR2, Dated.19.06.2018.
3. Completion Certificate Application, received from M/s. Prime Expat Intra Private Limited dated.07.09.2023 & 06.10.2023.
4. Director /Fire & Rescue Services, Tamil Nadu Compliance Certificate Letter D.Dis.No.13659/C1/2023,(C.C. No.87/2023) dated.03.11.2023.
5. EIA Clearance (EC) Certificate Copy of consent Order No.SEIAA/ TN/F. 6485/EC/8(a)/581/2018, dated.14.06.2018.
6. Airports Authority of India, NOC Reference No.CHEN/SOUTH/B/081522, 689190, dated.21.04.2015.
7. Infrastructure and Amenities Charges remitted in DTCP receipt No.HT301, Dated:16.05.2018.
8. G.O.(Ms)No.53, Housing and Urban Development (UD-4(3) Department, Dated:16.04.2018.
9. Tamil Nadu Combined development and Building Rules-2019, issued under G.O.No.18, Municipal Administration & water Supply Department Dated. 04.07.2019.
10. Inspector of Lift Government of Tamil Nadu Ponneri Division Letter No.10210/LB/B/PON, dated.03.05.2023.

*****

This is to certify that M/s.Prime Expat Infra Private Limited, have constructed Group Development of Multi Storied Building with Stilt + 10 Floors of Block A6 which is Residential Buildings with 80 Dwelling Units S.Nos.22/1A, 1B, 1C, 1D, 1E, 1F, 23/2, 3A, 3B, 3C, 4A, 4B, 5A1, 5A2, 5B, 5C, 6, 24/1, 2A, 2B, 4A1, 4A2, 4A3, 4A4, 4A5, 4B, 25/2, 26/1A, 2A, 2B, 2C of Thatchoor-I, Peruncheri Village, Ponneri Taluk, Tiruvallur District, Tamil Nadu-601 204 Originally, Revised Technical Clearance was accorded by the Commissioner of Town and Country Planning, Chennai vide his Proceedings 1st cited above for grand mentioned block. Consequent to the order 1st cited above, Planning Permission / Technical Clearance was issued by this Office vide Proceedings No.2478/2017/TVR-2, dated.19.06.2018 2nd Cited above.

This site was inspected and observed that the building Block No.A6, has been completed as per approved plan and satisfied the norms for issue of partial Completion Certificate.

2. Accordingly Partial Completion Certificate is issued for the above block No.A6 in CC No. **01/2023, Dated.09.11.2023.**

3. Partial Completion Certificate is issued to the block No.A6 alone and the details of completed construction are as follows.

S.No	Building Details	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Area (in Sq.m)	No.of Dwellings
A5 Block					
1	Stilt Floor Parking	-	167.5 (Parking)	167.5	-
2	1 to 10 Floor	747.58 x 10 Floors	-	7475.8	Per floor 8 units 8x10 Floors =80 Units
3	5% of all Unit Balcony Area	-	348	348	-
4	Terrace Floor (Staircase & Head Room	-	66.5	66.5	-

4. The partial completion certificate is issued in accordance with the provisions of the Town and 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. As far as Structural Stability aspect of Building is concerned, It falls within the jurisdiction of the Local Body Concerned as stated in the connected

Building rules under the Local Body Acts. It is the sole responsibility of the applicant / Developer / Power Agent and the Structural Engineer / Licensed Surveyor / Architects, who have signed in the plan to ensure the safety after Construction and also for its continued Structural Stability of the Buildings.

09/11/23

Assistant Director
District Town & Country Planning Office,
Thiruvallur District.

9.11.23

9.11.23

Copy to:

1. M/s. Prime Expat Infra Private Limited,
   Thiru. Rajeev Ajmera,
   No.202, Krishna Kunj, 30 Navyug Society,
   V.M. Road, JVPD Scheme.
   Vile Parle West, Mumbai- 400 056.

2. The Chairperson, TNRERA, CMDA- Tower-II (1st Floor)
   No.1-A, Gandhi Irwin Bridge Road, Egmore, Chennai- 600 008.

பதிவு அஞ்சல் ஒப்புகையுடன் :

(3)

FORM-4
ARCHITECT 'S CERTIFICATE

FBA/CC/121129/A3-A6
Date: 24/11/2023

FBA ARCHITECTS
721, 2nd D Cross, 9th Main, 3rd Stg
3rd Blk, Basaveshwaranagar
Bengaluru - 560 079
T: 080 - 2322 4101, 080 - 2322 0087
Email: info@fbaconsulting.in

To

Prime Expat Infra Pvt Ltd
No.33, Mandapam Road,
Kilpauk, Chennai - 600010.

Subject:

Certificate of Completion of Construction Work of **Arete Homes** Building / A3, A4, A5, A6 Blocks of the Building of the Project (TNRERA Registration Number **TN/02/Building/0257/2018**) situated on the Plot bearing V.No 76, Thatchoor 1, Peruncheri Village, Ponneri Taluk, Tiruvallur District - 601204. Survey No 22/1A, 22/1B, 22/1C, 22/1D (part), 22/1E (part), 23/2, 23/3A, 23/3B, 23/3C, 23/4A, 23/4B, 23/5A1, 23/5A2, 23/5B, 23/5C, 23/6, 24/1, 24/2A (part), 24/4A1, 24/4A2, 24/4A3 (part), 24/4A5 (part), 25/2 (part), 26/1A (part), 26/2A, 26/2B (part) and 26/2C demarcated by its boundaries (latitude and longitude of the end points) lands in S. Nos. 23/1, 11, 26 (part) and 22/1B to the North Ponneri Road and Link Road and OSR Area to the South Link Road & OSR Area, lands in S.Nos.11 (part), 26/2D and 26/2E to the East Link Road and lands in S.No.21 to the West of Sholavaram Division Peruncheri Village Ponneri Taluk Tiruvallur District, PIN-601204 measuring 31803 sq.mts area being developed by M/s. Prime Expat Infra Pvt Ltd.

Sir,

We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Arete Homes Building / A3, A4, A5, A6 Block of the Building situated on the plot V.No 76, Thatchoor 1,Peruncheri Village, Ponneri Taluk, Tiruvallur District - 601204. Survey No 22/1A, 22/1B, 22/1C, 22/1D (part), 22/1E (part), 23/2, 23/3A, 23/3B, 23/3C, 23/4A, 23/4B, 23/5A1, 23/5A2, 23/5B, 23/5C, 23/6, 24/1, 24/2A (part), 24/4A1, 24/4A2, 24/4A3 (part), 24/4A5 (part), 25/2 (part), 26/1A (part), 26/2A, 26/2B (part) and 26/2C of Sholavaram Division Peruncheri Village Ponneri Taluk Tiruvallur District, PIN-601204 measuring 31803 sq.mts area being developed by Prime Expat Infra Pvt Ltd.

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

   (i) M/s/~~Thiru/Tmt.~~ FBA ARCHITECTS as Architect/Engineer

   (ii) M/s/~~Thiru/Tmt.~~ FBA CONSULTING ENGINEERS as Structural Consultant

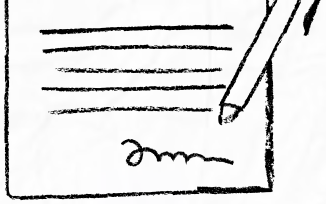
   (iii) M/s/~~Thiru/Tmt.~~ D&L CONSULTING SERVICES as MEP Consultant

   (iv) M/s/~~Thiru/Tmt.~~ SV INTENSE ENGINEERING INFRASTUCTURE PVT LTD as Electrical Consultant

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Arete Homes Building/ A3, A4, A5, A6 Block of the Building have been completed in all aspects. The Arete Homes Building/ A3, A4, A5, A6 Block of the Building are granted Completion Certificate bearing number CC.NO 01/2020 dated 07.08.2020, CC.NO 01/2022 dated 24.01.2022 & CC.NO 01/2023 dated 09.11.2023 by DTCP.

Yours Faithfully,

Ar. RAMA NAYAK
COA Reg No. CA/97/22456
Registered Architect Gr-I (RA)
RA/Gr-I/19/04/193
3A, 3rd Floor, "Sulochana Arcade",
#P-5, (P-Block), 20th Street, 6th Avenue,
Anna Nagar, Chennai - 600 040



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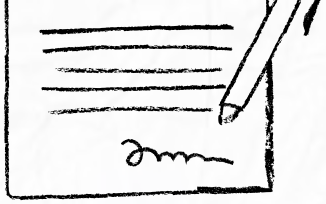
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