



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





ARCHITECT 'S CERTIFICATE

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

Date: 28-01-2022

To

M/s. DRA Aadithya Chennai Homes LLP,
Khivaraj Complex – II, First Floor,
No.480, Anna Salai,
Nandanam, Chennai – 600035

Subject: Certificate of Completion of Construction Work of **"ASCOT"** Construction of Combined Basement floor + combined stilt floor with Block – A – 1st Floor to 12th floor with 58 dwelling units and Block – B – 1st Floor to 12th floor with 48 dwelling units (Totally 106 dwelling units) at IRR and ICC Composite Corridor road, Vanuvampet, Adambakkam, Chennai – 600 088, (**TNRERA Registration Number TN/01/Building/0318/2018 dt 15/10/2018**) situated on the Plot bearing T.S.No.30/1-1, 30/1-2, 30/1-3, 30/1-4, 30/2-1, 30/2-2A, Old S.No 265/4, Block No.17, Ward No.F of Alandur Village, Tambaram Taluk, Kancheepuram District, measuring 16658.99 sq.mts. area being developed by DRA AADITHYA CHENNAI HOMES LLP

Sir,

1. I have undertaken assignment as Architect/Engineer of certifying completion of **"ASCOT"** Construction of Combined Basement floor + combined stilt floor with Block – A – 1st Floor to 12th floor with 58 dwelling units and Block – B – 1st Floor to 12th floor with 48 dwelling units (Totally 106 dwelling units) at IRR and ICC Composite Corridor road, Vanuvampet, Adambakkam, Chennai – 600 088, situated on the Plot bearing T.S.No.30/1-1, 30/1-2, 30/1-3, 30/1-4, 30/2-1, 30/2-2A, Old S.No 265/4, Block No.17, Ward No.F of Alandur Village, Tambaram Taluk, Kancheepuram District, measuring 16658.99 sq.mts. area being developed by DRA AADITHYA CHENNAI HOMES LLP

2. Following technical professionals are appointed by Owner/Promoter:

- I. Mr. PRASANTH S KHARCHÉ as Architect/Engineer
- II. Er. S. DHILIPARAJAN as Structural Consultant
- III. M/s. SUMANAM ENGINEERING SERVICES (P) LTD as MEP Consultant
- IV. Mr. BALAJI R S 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 **"ASCOT"** Construction of Combined Basement floor + combined stilt floor with Block – A – 1st Floor to 12th floor with 58 dwelling units and Block – B – 1st Floor to 12th floor with 48 dwelling units (Totally 106 dwelling units) has been completed in all aspects. The building is granted **Completion Certificate bearing number EC/SOUTH-II/015/2022 dt 12-01-2022** by CMDA.

Yours Faithfully,

PRASHANTH S KHARCHÉ

B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA / 2004 / 33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA / Gr. I / 19/03/09: Dt. 18.03.2019
Reg. No. CGLRCN / RA / Gr. I / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

info@kharche.com

+ 91 (0) 44 2829 1291/ 3874/ 3261

20 shaffee mohamed road, chennai 600 006

www.kharche.com



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, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No.CMDA/CC/HRB/S/0340/2021

Dated: 12.01.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Multistoreyed Group Development Building: Combined Basement Floor + Combined Stilt Floor with Block A: 1st Floor to 12th Floors (58 Dwelling Units), Block B: 1st Floor to 12th Floor (48 Dwelling Units) Residential Building - Totally 106 Dwelling units at IRR and ICC Composit Corridor Road, Vanuvampet, Adambakkam, Chennai – 600 088 bearing TS.No.30/1-1, 30/1-2, 30/1-3, 30/1-4, 30/2-1, 30/2-2A, Old S.No.265/4, Block No.17, Ward No.F of Alandur Village (formerly Adambakkam Municipality), within the Limits of Greater Chennai Corporation - Completion Certificate- Issued – Reg.

- Ref:
1. CMDA Planning Permission No.C/PP/MSB/34 (A to I)/2018 dt.19.09.2018 in Planning Permit No.11922 vide letter No.C3(S)/16819/2017 dated 19.09.2018.
 2. P.W.D, W.R.D. NOC Letter No.DB/T5(3)/F-NOC-Alandur (Formerly Adambakkam village) – /2017/28.05.2018 NOC on Inundation point of view.
 3. DF&RS Compliance certificate issued in letter No.R.Dis.No.17240/C1/2017 dated 27.12.2017 & Compliance Certificate No.53/2012 dated 05.07.2012 vide letter No. D.Dis.No.15361/C1/2021 dated 16.12.2021.
 4. Completion Certificate Application received from M/s.DRA Aadithya Chennai Homes LLP (GPA) on 18.11.2021.
 5. This office D.C.Letter even No.dated 10.01.2022.
 6. Shelter Charges remitted vide receipt No.B0020583, dated 22.12.2021 in compliance with CMDA DC advice letter No.C3(S)/16819/2017 dt.20.06.2018.
 7. Additional Development Charges, Infrastructure and Amenities Charges & Shelter Fee for additional area remitted vide CMDA Receipt No.B0020742 dated 11.01.2022.

This is to certify that for M/s.DRA Aadithya Chennai Homes LLP (GPA) has Completed Construction of Multistoreyed Group Development Building: Combined Basement Floor + Combined Stilt Floor with Block A: 1st Floor to 12th Floors (58 Dwelling Units), Block B: 1st Floor to 12th Floor (48 Dwelling Units) Residential Building - Totally 106 Dwelling units at IRR and ICC Composit Corridor Road, Vanuvampet, Adambakkam,

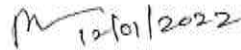
Contd.,

Chennai – 600 088 bearing TS.No.30/1-1, 30/1-2, 30/1-3, 30/1-4, 30/2-1, 30/2-2A, Old S.No.265/4, Block No.17, Ward No.F of Alandur Village (formerly Adambakkam Municipality), within in the Limits of Greater Chennai Corporation vide CMDA Planning Permission in the reference 1st cited. 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.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 015 /2022 dated 12.01.2022.

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.DRA Aadithya Chennai Homes LLP (GPA),
1st Floor, Khivraj Complex-II,
No.480, Anna Salai,
Nandanam,
Chennai-600 035. (With a request to obtain consent to operate (CTO) as per applicable rules from competent authority for EIA, TNPCB).
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008. (TNRERA Project Registration No.TN/01/Building/0318/2018 dt.15.10.2018 with the Project name of "ASCOT" vide file No.TNRERA/2959/2018)
3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for 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.

ASCOT



**ASCOT PROJECT COMPLETED
JANUARY 2022**

ASCOT



ASCOT ELEVATION

ASCOT



ASCOT ELEVATION



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**
with smart tools



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,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate