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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	**:**	**K.KARTHIK (KK BUILDERS)**
Project Name	**:**	**KK's Ela Apartment**
Project Registration No	**:**	**TN/11/Building/0347/2018 dated 23/11/2018**
Quarter Ending	**:**	**December 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)	24 Flats	1428 Sq.m
2.	Parking Lots	24	
3.	UDS Registered in Sq.m.	577.39 Sq.m	863.84 Sq.m

B. Construction

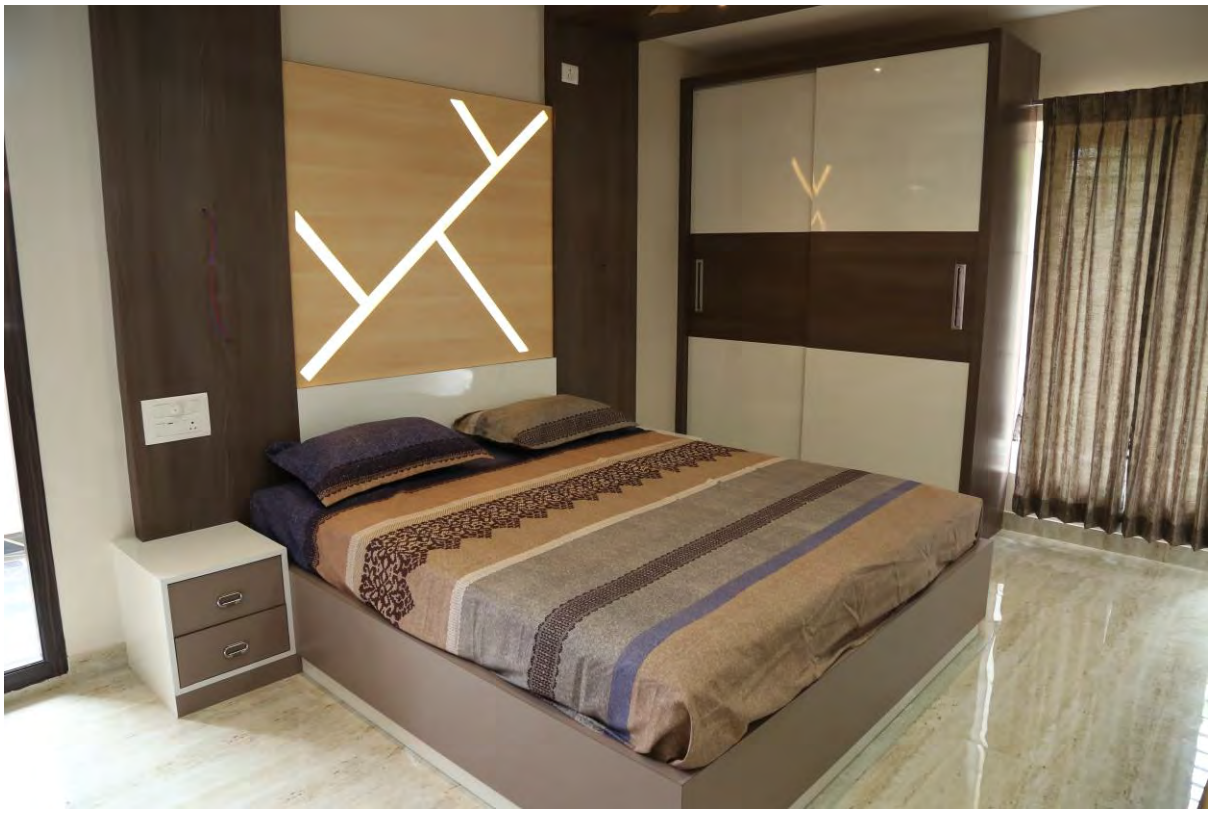
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Images Attached	All Works Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Images Attached	All Works Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**500 Lakhs**

C. Details of Clearances

1. Completion Certificate No. Not Applicable
2. Compliance Report, if any (Kindly Specify) Not Applicable
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

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



Urban Space
ARCHITECTS

No 1, First floor
Ramalinganagar
4th cross road
Saibaba colony
Coimbatore
Ph - 98434-82828

FORM-4

ARCHITECT 'S CERTIFICATE

Date:17/02/2021

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore,Chennai - 600008.

Mr. K. KARTHIK (KK BUILDERS)2/27,Thiyagi Street, SreeNagar,Kavundamapalayam

Coimbatore,Tamilnadu-641 030.

Subject:

Certificate of Completion of Construction work of Stilt Floor + 4 Floorswith 24 Dwelling Units - Residential Apartment Building of the Project Named**"KK's Ela Apartment"[TN/11/Building/0347/2018 dated 23/11/2018]**situated on **S.F.NO 106/1B**atVadavalliVillage,West Zone, Perur Taluk, Coimbatore Corporation.

Measuring Plot Area:863.84 Sq.m,Total Build-up Area : 1428 Sq.marea being developed by **Mr.K.KARTHIK (KK BUILDERS)**

Sir,

Myself, **Ar. GOKULA KRISHNAN P (COA NO - CA/2018/90651)**have undertaken assignment as Architect of certifying completion ofConstruction work of Stilt Floor + 4 Floors with 24 Dwelling Units - Residential Apartment Building of the Project Named **"KK's Ela Apartment" [TN/11/Building/0347/2018 dated 23/11/2018]** situated on **S.F.NO 106/1B** at Vadavalli Village, West Zone, Perur Taluk, Coimbatore Corporation.

Measuring Plot Area: 863.84 Sq.m , Total Build-up Area : 1428 Sq.marea being developed by **Mr.K.KARTHIK (KK BUILDERS)**

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

(i) **Mr.P.Gokula Krishnan (Urban Space Architects)**as Architect

(ii) **Mr.S.Arun Kumar (Metis Structures)** asStructural Consultant

(iii) **Mr.K. Karthik (KK Builders)**as MEP Consultant

(iv) **Mr.S.Manikandam**as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and tothe best of my/our knowledge, I hereby certify that BuildingConstruction work of Stilt Floor + 4 Floors with 24 Dwelling Units – Residential Apartment Buildingof the Project Named **"KK's Ela Apartment"**as been Completed in all Aspects and its ready to Occupy

Yours Faithfully,

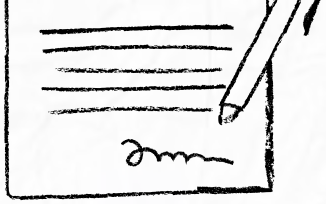
Signature :

Name (IN BLOCK LETTERS) :

AR. GOKULAKRISHNAN P
REGISTERED ARCHITECT
COUNCIL OF ARCHITECTURE
CA / 2018 / 90651

Address :

URBAN SPACE ARCHITECTS
No 1 FIRST FLOOR NPM SWAMY LAYOUT
BARATHI PARK 4th CROSS
SAIBABA COLONY COIMBATORE - 641 011
Cell : 98434 82828



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

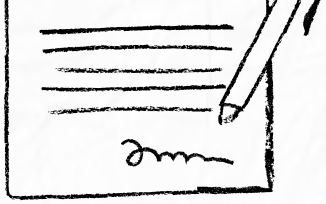
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
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