



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™



Project - Quarterly Progress Report

Promoter's Name	:	Sanklecha Infra Projects Private Limited
Project Name	:	UTSAV
Project Registration No	:	TN/29/Building/0358/2018
Quarter Ending	:	(January/February/March) Year 2020

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	116	50100 Sq.ft
2.	Parking Lots	102	-
3.	UDS Registered in Sq.ft.	99	18868 Sq.ft

B. Construction

Sl.No	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor wise	R	100% Completed
		S	100% completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	R - 100% S - 100%
	ii) Financial (Total Anticipated Project Cost in Lakhs)	5307L

C. Details of Clearances

1. Completion Certificate – **Received, Enclosed the same.**
2. Compliance Report, if any (Kindly Specify) – **Not Applicable**

D. Latest Photo with Date (Atleast from 2 angles) - Enclosed

A handwritten signature in blue ink, appearing to be "S. J. Singh", is located in the lower right quadrant of the page.

FORM-4
ARCHITECT 'S
CERTIFICATE

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

Date:05-08-2020

To

Sanklecha Infra Projects Pvt Ltd.
No.292, Cooks Road, Otteri,
Chennai - 600012

Subject: Certificate of Completion of Construction Work of **UTSAV** Building **R & S** Blocks of the Building of the Project (TNRERA Registration Number **TN/29/Building/0358/2018**) situated on the Plot bearing Survey no./Plot no./Door **No.20/21, 25,274 & 290/1 & 292, Cooks Road, Otteri, Chennai-600012** demarcated by its boundaries (latitude and longitude of the end points) **R.S.No.273/35** to the North **Property retained by vendor in R.S. Nos. 273/48[part], 274/49 [part] and 274/1** to the South **Cooks Road** to the East **R.S.Nos.273/9 and 274/49 (Part)** to the west of Division **Perambur** Village **Otteri** Taluk **Chennai** District PIN **600012** measuring _____ sq.mts. area being developed by **Sanklecha Infra Projects Pvt Ltd**

Sir,

I W.Anand have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **R & S** Blocks, **UTSAV** of the Building situated on the plot No./Survey no./ Door **No.20/21, 25,274 & 290/1 & 292, Cooks Road, Otteri, Chennai-600012** of Division **Perambur** Village **Otteri** Taluk **Chennai** District PIN **600012** measuring _____ sq.mts. area being developed by **Sanklecha Infra Projects Pvt Ltd**

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

- (i) M/s/Thiru/Tmt. W. Anand as Architect/Engineer
- (ii) M/s/Thiru/Tmt. AK Consultancy as Structural Consultant
- (iii) M/s/Thiru/Tmt. Prism and Madras Electrical Consultants as MEP consultant
- (iv) M/s/Thiru/Tmt. Mr. Govindasamy as Site Manager /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 **R & S** Building/ Block of the Building has been completed in all aspects. The **UTSAV** Building **R & S** Blocks of the Building is granted Completion Certificate bearing number: EC/North-I/029/2020, dated 12-02-2020 by The Member- Secretary, Chennai Metropolitan Development Authority.

Yours Faithfully,


W. ANAND, B.Arch., M.BE.M.
ARCHITECT & PROJECT CONSULTANT
Council Reg. No. CA / 88 / 11631
NO. 2/154, EAST COAST ROAD,
INJAMBAKKAM, CHENNAI - 600115

**5th PARTIAL 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/N-I/7990/2017

Dated:12-02-2020

Sir,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Site-2 of MSB of Tower Nos. R & S: Tower-R: Stilt Floor + 9 Floors – Residential Tower with 126 EWS dwelling units and Tower-S: Stilt Floor + 9th Floors – Residential Tower with 126 EWS dwelling units, totally 252 dwelling units at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No. 17 of **Perambur Village** within the limit of Greater Chennai Corporation - Issue of 5th Partial Completion Certificate – Issued – Reg.

Ref:

1. Earlier Planning Permission issued in PP No. C/PP/MSB/48 (S1-S28)/2016, in Letter No.C3 (N)/3120/2015 dated 30.08.2016, Planning Permit No.9094 in the name of M/s.Land Mark Barracks Project Pvt. Ltd., Rep. by Thiru.T.Udayakumar & Manish Kumar Jain.(Government letter (MS) No.113 & 118 H&UD Dept., dated 03.09.2016 & 16.09.2016).
2. Revised Planning Permission was issued by CMDA in P.P. No.C/PP/MSB/ 36 (S-01 to S-43)/2018, in Letter No.C3(N)/941/2017 dated 20.09.2018, Planning Permit No.11924. (Government letter (MS) No.96 H&UD Dept., dated 13.07.2018).
3. 1st Partial CC issued for 4 Blocks - I, J, K and L residential building with 301 dwelling units in Letter No.EC/N-I/7990/2017 dated 10.11.2018 as CC No.EC/North I/361/2018 dated 10.11.2018. {Compliance Certificate from DF&RS issued in D.Dis No.10227/C1/2018, C.C. No.37/2018 dated 23.07.2018 for Block I, J, K & L.}
4. 2nd Partial Completion Certificate issued for the completed construction of MSB of Tower Nos. E,F,G & H residential building with totally 295 dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North I/380/2018 dated 30.11.2018. {Compliance certificate issued by DF&RS in D.Dis. No.16967/C1/2018, C.C. No.54/2018 dated 12.10.2018 for Tower E, F, G & H.}
5. 3rd Partial Completion Certificate issued for the completed construction of MSB of Tower No.P of Combined Basement Floor + Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units Letter No.EC/N-I/7990/2017 as CC No.EC/North I/108/2019 dated 03.04.2019
6. 4th Partial Completion Certificate issued for the completed construction of MSB of Tower No. C & D residential building totally 130 dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North-I/162/2019, dated 12.06.2019
7. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.6393/EC/8(a) /529/2017 dated 21.07.2017 for Site-2.

/pto/

8. Compliance Certificate issued by DF&RS issued in D.Dis No.12229/C1/2019. C.C. No.43/2019 dated 12.09.2019 for Tower- R& S
9. Your 5th Partial Completion Certificate application for site-2 received on 13.01.2020
10. This office letter even no. dated 10.02.2020 addressed to the applicant
11. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0015854, dated 11.02.2020

This is to certify M/s. KLP Projects Pvt. Ltd., Rep by its Director Thiru Manish Kumar Jain & M/s. Sanklecha Infra Projects Pvt. Ltd. Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain have obtained revised Planning Permission for the construction of Multi-Storeyed Residential Group Development with two sites (Site-1 & 2) – Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L; Tower-A : 1st floor to 17th floor – Residential Tower with 64 dwelling units & shops at 1st & 2nd floor; Tower-B : 1st floor to 17th floor – Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; Tower-C : 1st floor to 17th floor – Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; Tower – D : 1st floor to 17th floor – Residential Tower with 68 Dwelling units; Tower-E : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; Tower-F : 1st floor to 19th floor – Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; Tower-G : 1st floor to 19th floor – Residential Tower with 73 Dwelling units & Gym, Indoor Games, at 1st floor; Tower-H : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower-I : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; Tower-J : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Indoor Games, Tuition Centre at 1st floor; Tower-K : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower-L : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Combined Stilt floor for Block M, N & O; Tower-M : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Shops at 1st floor; Tower-N : 1st floor to 19th floor – Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; Tower-O : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; Tower-P : Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units; Tower-Q : Stilt floor (pt)/Ground floor (pt) + 16 floors – Residential Tower with 64 Dwelling units; Temple Block : Ground floor – Jain Temple (Totally 18 Blocks with 1251 Dwelling units & Commercial Space) at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos.1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai-600012 comprised in Old R.S. No.2201/2, Present R.S. No.2201/98 (as per patta), Block No.34 of Purasawalkam Village (Division) and proposed additional MSB Residential Group Development in **Site-2 : Block-R : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block –S : Stilt floor + 9 floors – Residential****

Tower with 126 EWS dwelling units; **Block – T** : stilt floor + 16 floors – Residential tower with 320 dwelling units (T1 : 208 EWS Dwelling units & T2 : 112 Regular Dwelling units); **Club House** : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming Pool (**Totally 4 Blocks with 572 Dwelling units including 460 EWS Dwelling units in Block No. R, S & T**) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No. 17 of **Perambur Village** within the limit of Greater Chennai Corporation (**Total Dwelling units including Site – 1 & 2: 1823 Dwelling units**) with **Premium FSI**.

2. In the reference 3rd cited, 1st Partial Completion Certificate issued for the completed construction of Group Development of MSBs of 4 Blocks - I, J, K and L comprising Combined Basement Floor + Combined Stilt Floor (part) cum Ground Floor (part) + First Floor + 19 Floors Residential Building with totally 301 dwelling units in Letter No.EC/N-I/7990/2017 dated 10.11.2018 as CC No.EC/North I/361/2018 dated 10.11.2018.

3. In the reference 4th cited 2nd Partial Completion Certificate issued for the completed construction of MSB of Tower Nos. E,F,G & H – Combined Basement floor + Combined Stilt floor (part)/GF part - Tower E: 1st floor to 19th floor – Residential Tower with 75 dwelling units & Ice cream parlor in 1st floor, Tower F: 1st floor to 19th floor – Residential Tower with 71 dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd Floor: Tower G: 1st floor to 19th floor – Residential Tower with 73 dwelling units & Gym, Indoor Games at 1st floor, Tower H: 1st floor to 19th floor – Residential tower with 76 dwelling units residential building with totally 295 dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North I/380/2018 dated 30.11.2018.

4. In the reference 5th cited 3rd Partial Completion Certificate issued for the completed construction of MSB of Tower No.P of Combined Basement Floor + Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North I/108/2019 dated 03.04.2019.

5. In the reference 6th cited 4th Partial Completion Certificate issued for the completed construction of MSB of Tower No. C & D residential building totally 130 dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North-I/162/2019, dated 12.06.2019.

6. Now in the reference 9th cited, the applicant has applied 5th Partial Completion Certificate Application for the construction of Site-2 of MSB of Tower Nos. R & S: Tower-R: Stilt Floor + 9 Floors – Residential Tower with 126 EWS dwelling units and Tower-S: Stilt Floor + 9th Floors – Residential Tower with 126 EWS dwelling units, totally 252 dwelling units at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road,

//pto//

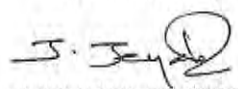
EC/N-1/7990/2017

Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No. 17 of **Perambur Village** within the limit of Greater Chennai Corporation in revised planning permission was issued by CMDA in P.P. No.C/PP/MSB/ 36 (S-01 to S-43)/2018, in Letter No.C3(N)/941/2017 dated 20.09.2018, Planning Permit No.11924. (Government letter (MS) No.96 H&UD Dept., dated 13.07.2018) 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.

7. Accordingly, 5th **Partial** Completion Certificate is issued for the above construction in **C.C.No.EC/North-I/ 029 /2020, dated:12-02-2020.**

8. The Completion Certificate 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 Partial Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. However, 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,

 12/2/2020
for MEMBER-SECRETARY

Copy to:

- 1 M/s. KLP Projects Pvt. Ltd.
Rep by its Director Thiru Manish Kumar Jain &
M/s. Sanklecha Infra Projects Pvt. Ltd.
Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain
No.1-30, Perambur Barracks Road
Pattalam, Chennai 600 012.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
- 3 The Deputy Financial Analyst
Finance Division, CMDA, Chennai.
- 4 The System Analyst, Computer Cell, CMDA, (to update Webpage)







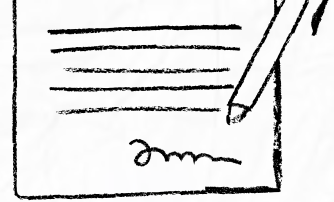












our services doesn't just end there



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.



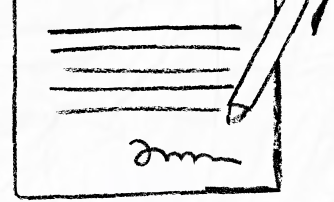
NRI & Investment Services

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