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

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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	M/s. GRACE GATED COMMUNITY LLP
Project Name	:	CASAGRANT SMART TOWN
Project Registration No	:	TN/01/Building/0079/2018, Dated:01/03/2018
Quarter Ending	:	December 2021

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+2T	454	401774
		1 BHK+1T	24	14120
2.	Parking Lots	169		
3.	UDS Registered in Sq.m.	162		5,940.82

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Enclosed	
2.	Status of common Amenities for each Block/Tower, Item wise	Enclosed	

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

C. Details of Clearances

1. Completion Certificate No – N.A
2. Compliance Report, if any (Kindly Specify) – N.A
3. Annual Audit Report of Special Account in Form 7 – N.A

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

For GRACE GATED COMMUNITY LLP

S. R. A.

Authorized Signatory(ies)

FORM-4
ARCHITECT'S
CERTIFICATE
(Issued on completion of the Building)

Date:

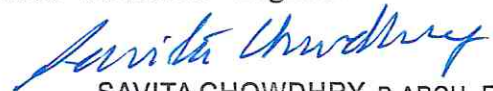
To, Tamil Nadu Real Estate Regulatory Authority
Door no.1a, 1st floor,
Gandhi Irwin bridge road,
Egmore, Chennai - 600008

The - M/s. Grace Gated Community LLP,
NPL Devi, No.111, Old No.59,
L.B.Road, Thiruvannamiyur, Chennai.

Subject: Certificate of Completion of Construction at Stilt floor + 4 floors residential building with 482 dwelling units and Club House at S.No.161/1, Thazhambur Village, Thiruporur Taluk, Kancheepuram District.

Sir,

1. I Savita Chowdhry have undertaken assignment as Architect and Certifying the Completion of Construction Work of Stilt floor + 4 floors residential building with 482 dwelling units of the project **CASAGRAN SMART TOWN** [TN/01/Building/0079/2018, Dated: 01/03/2018] situated at S.No.161/1, Thazhambur Village, Thiruporur Taluk, Kancheepuram District and measuring 20250.00 **SQ.M** plot area been developed by [M/s. Grace Gated Community LLP]
2. The Technical professionals are appointed by Owner / Promoter:
 - (i) Ms. Savita Chowdhry as - Architect;
 - (ii) Mr. Amarnathboraiah as Structural Consultant
 - (iii) M/s Gopinath (Optimal MEP Consultant) as MEP Consultant
 - (iv) Mr. Jagadeesan as Site Supervisor
3. Based on Completion Certificate received from Structural Engineer and Site



SAVITA CHOWDHRY, B.ARCH., FIIA.,
Registered Architect
Council of Architects-No. CA/81/6445
Class I Licenced Surveyor No. 32
No. 9, State Bank Street, Chennai-600 002.

4. Supervisor; and to the best of my/our knowledge I/We hereby certify that Construction Work of Stilt floor + 4 floors residential building with 482 dwelling units and Club House of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

Yours Faithfully


Signature,

SAVITA CHOWDHRY, B.Arch., F.I.A.,
Registered Architect
Council of Architects-No. CA/81/6445
Class I Licenced Surveyor No. 32
No. 9, State Bank Street, Chennai-600 002.

SAVITA CHOWDHRY, B.Arch., F.I.A.,
Registered Architect
Council of Architects-No. CA/81/6445
Class I Licenced Surveyor No. 32
No. 9, State Bank Street, Chennai-600 002.

BLOCK	TOWER/CORE	STAGE OF CONSTRUCTION
A	A1	Completed
A	A2	Completed
B	-	Completed
C	C1	Completed
C	C2	Completed
C	C3	Completed
D	D1	Completed
D	D2	Completed
E	-	Completed

STAGE OF CONSTRUCTION

(2)

Authorized Signatory(ies)

S.NK

For GRACE GATED COMMUNITY LLP



CASAGRAN
building aspirations

Block-A (Core-A1)

3



Block-A (Core-A2)

(4)

CASAGRAN
building aspirations

For GRACE GATED COMMUNITY LLP

S. R. A.

Authorized Signatory(ies)



Block-B

5

CASAGRANDB
building aspirations

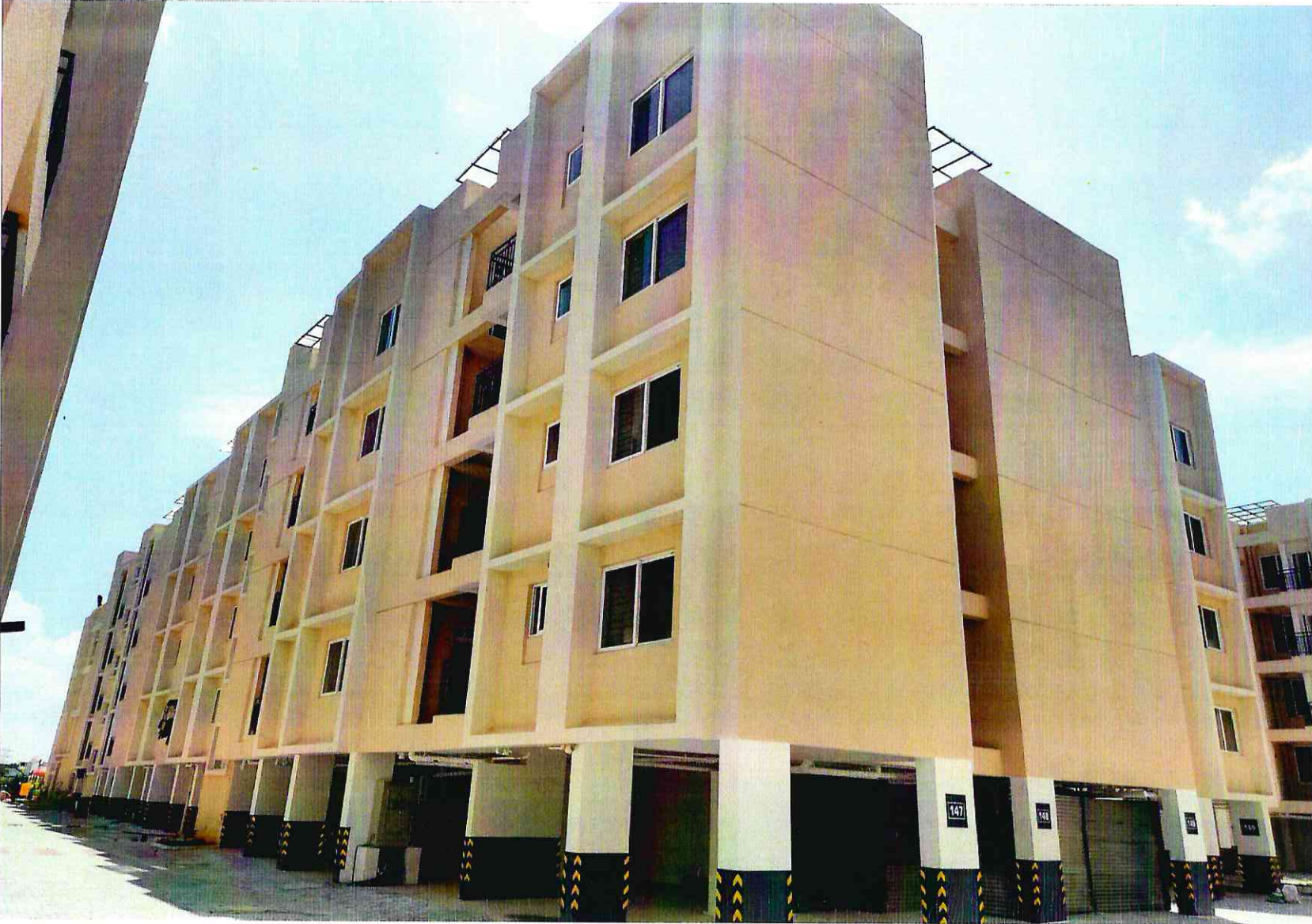
For GRACE GATED COLONY

S.N.D
Authorized Signatory(ies)

Block-C (Core-C1)

[6]

CASAGRAN
building aspirations



FOR GRACE GATED COMMUNITY LLP

S. N. A.

Authorized Signatory(ies)



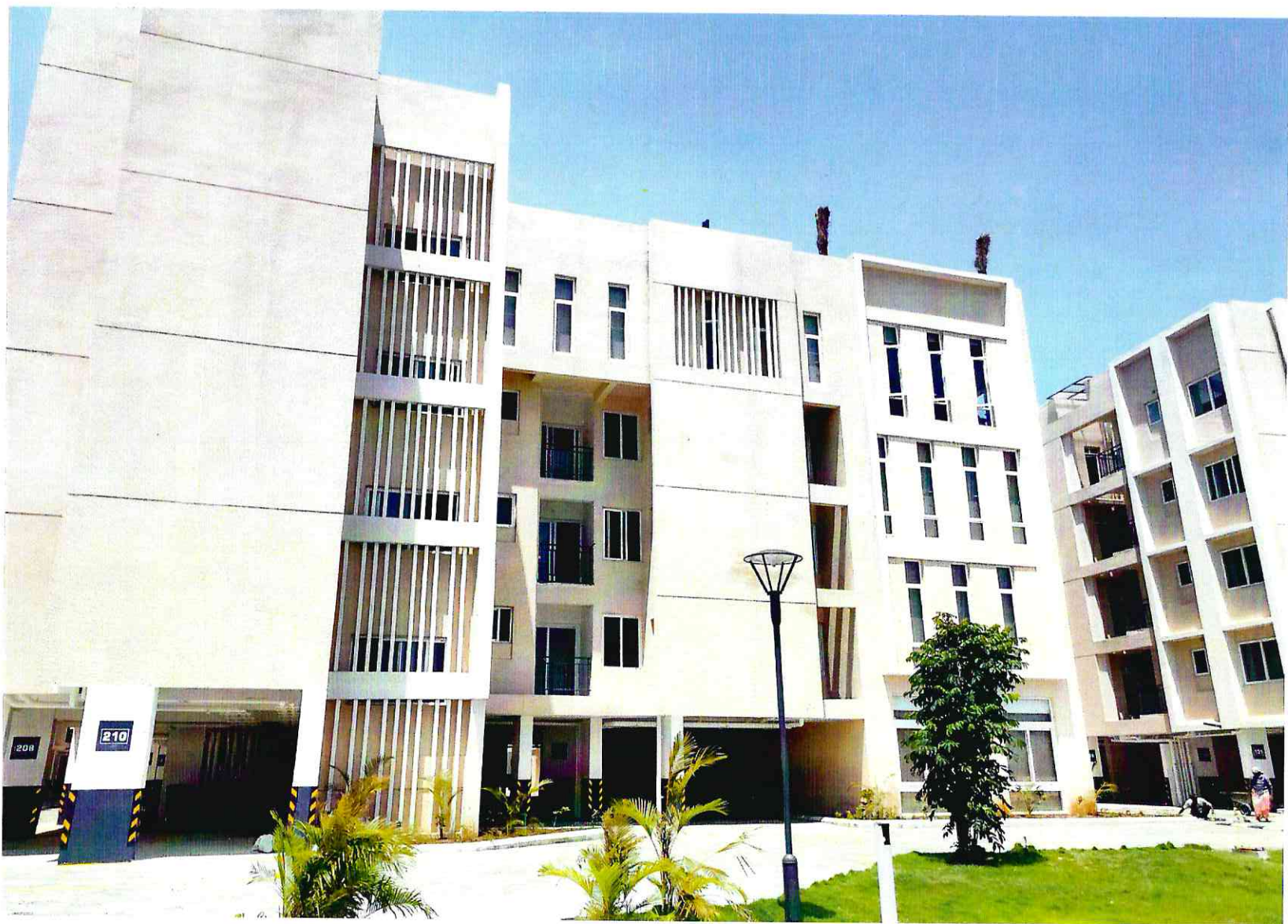
Block-C (Core-C2)

[7]

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S. N.

Authorized Signatory(ies)



Block-C (Core-C3)

8

CASAGRAN
building aspirations

For GRACE GATED COMMUNITY LLP

S. N. A.

Authorized Signatory(ies)



CASAGRAN
building aspirations

Block-D (Core-D1)

(9)

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S.i.v
Authorized Signatory/ies)



CASAGRAN
building aspirations

Block-D (Core-D2)

(10)

For GRACE GATED COMMUNITY LLP

S.N

Authorized Signatory(ies)



Block-E

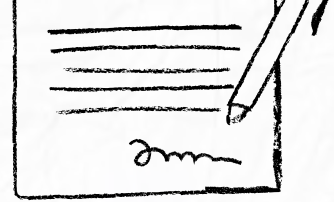
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CASAGRAN
building aspirations

For GRACE GATED COMMUNITY LLP

S.N

Authorized Signatory(ies)



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.



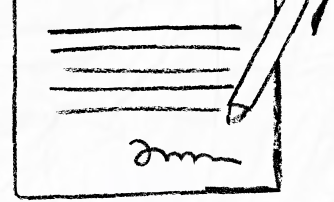
NRI & Investment Services

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

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