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(51)

Project - Quarterly Progress Report

Promoter's Name	:	**SHRIPROP PROPERTIES PRIVATE LIMITED**
Project Name	:	**PARK-63@SHRIRAM THE GATEWAY**
Project Registration No	:	**TN/01/Buildings/0112/2019**
Quarter Ending	:	**December' 2023**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area SQM
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	375	43826.08 SQM
2.	Parking Lots	375	------
3.	UDS Registered in Sq.m.	353	9943.03 SQM

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Tower 8	**Sub Structure**: Completed **Super Structure**: Completed **Finishes**: 100% completed **External Painting**: 100% completed
		Tower 9	**Sub Structure**: Completed **Super Structure**: Completed **Finishes**: 100% completed **External Painting**: 100% completed

SHRIPROP PROPERTIES PVT. LTD. CHENNAI 600 017

		Tower 14	**Sub Structure**: Completed **Super Structure**: Completed **Finishes**: 100% completed **External Painting**: 100% completed
		Tower 16	**Sub Structure**: Completed **Super Structure**: Completed **Finishes**: 100% completed **External Painting**: 100% completed
		Tower 17	**Sub Structure**: Completed **Super Structure**: Completed **Finishes**: 100% completed **External Painting**: 100%
2.	Status of common Amenities for each Block/Tower, Item wise	Tower 8	100% Completed
		Tower 9	100% Completed
		Tower 14	100% Completed
		Tower 16	100% Completed
		Tower 17	100% Completed

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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**Rs.14,211 Lakhs**

C. Details of Clearances

1. Completion Certificate No. ---------- (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 (Atleast from 2 angles) ---------- (in PDF Format)

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

For SHRIPROP PROPERTIES PVT.LTD.

Authorised Signatory

SHRIPROP PROPERTIES PVT.LTD. CHENNAI 600 017

Shriram Properties
Homes that live in you

TOWER 16





Shriram Properties
Homes that live in you

TOWER 17





Shriram Properties
Homes that live in you

TOWER 09





Shriram Properties
Homes that live in you

TOWER 14







Quarterly Report – January 2024– Tower 8,9,14,16 & 17
Registration No. TN/01/Buildings/0112/2019

Shriram Properties
Homes that live in you

TOWER 08





89

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

1924 - BY SRPAD

PARTIAL COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Commissioner, Tambaram Municipal Corporation, Tambaram, Chennai-600 045.

Letter No. CMDA/CC/HRB/S/213/2022 **Dated: 08.03.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Group Development of 6 Blocks bearing No.8, 9, 11, 14, 16 & 17 comprising Double Basement Floor + Ground Floor + 13 Floors of **Block: 8** – 54 dwelling units, **Block: 9** – 83 dwelling units, **Block: 11** – 111 dwelling units, **Block: 14** – 138 dwelling units, **Block: 16** – 55 dwelling units & **Block: 17** – 55 dwelling units Residential buildings with a total of 496 Dwelling Units at No.16, GST Road, Perungalathur, Chennai-63 in old S.No.367/1A2, 1B, 1C and 1D of Perungalathur Village within the limit of Tambaram Municipal Corporation – **10th Partial Completion Certificate** – Issued – Reg.

Ref:
1. CMDA Planning Permission accorded vide No. C/PP/MSB-IT/14 (S 01- S 59) /2016 dated 24.02.2016 in letter No. C3(S)/20454/2013 & C/PP/MSB/02 (S 01- S 36) /2018 dated 23.01.2018 in letter No. C3(S)/243/2017 dated 23.01.2018.
2. 1st Partial Completion Certificate issued for Block – 1 comprising Full Double BF + GF + 8 Floors and Block - 6 comprising Full Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South/188/2011 in letter No.ES3/17938/2007 dated 03.01.2012.
3. 2nd Partial Completion Certificate issued for Block – 7 comprising Full Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South/19/2015 in letter No.EC/CCW/S/16510/2014 dated 19.02.2015.
4. 3rd Partial Completion Certificate issued for Block – 2 comprising Combined Double BF + GF + 8 floors (out of 9 Blocks) vide CC No.EC/South-I/75/2016 in letter No.EC/S-I/3585/2016 dated 29.03.2016.
5. 4th Partial Completion Certificate issued for Block – 3 comprising Combined Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South-I/65/2018 in letter No.EC/S-I/17503/2017 dated 06.03.2018
6. 5th Partial Completion Certificate issued for Block – 4 comprising Combined Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South-I/99/2018 in letter No.EC/S-I/4554/2018 dated 19.04.2018.
7. 6th Partial Completion Certificate issued for Block No.27 comprising combined Double Basement floor + Ground Floor + 11 Floors (out of 9 Blocks) vide CC No.EC/South-I/148/2021 in letter No. CMDA/CC/HRB/S/0066 /2021 dated 22.06.2021.
8. 7th Partial Completion Certificate issued for Block No.25 comprising combined Double Basement floor + Ground Floor + 11 Floors (out of 5 Blocks) vide CC No.EC/South-I/043/2022 in letter No. CMDA/CC/HRB/S/0246 /2021 dated 15.02.2022.

9. 8th Partial Completion Certificate issued for Block No.26 comprising combined Double Basement floor + Ground Floor + 11 Floors (out of 5 Blocks) vide CC No. EC/South-1/282/2022 in letter No. CMDA/CC/HRB/S/295/2022 dated 05.09.2022.
10. 9th Partial Completion Certificate issued for Block Nos.10, 12, 13 & 15 comprising Combined Double Basement Floor + Ground Floor + 13 floors each Residential building with a total of 387 dwelling units vide CC No. EC/South-I /077/2022 in letter No. CMDA/CC/HRB/S/356/2021 dated 15.03.2022.
11. TNRERA letter No. TNRERA/306/2018 dated 25.04.2018 with Registration No.TN/01/Building/0138/2018 dated 25.04.2018 for Block Nos.10, **11** & 15.
12. Fire Compliance Certificate issued by DF&RS for Block No.8, 9, 11, 14, 16 & 17 vide D.Dis No.7045/C1/2022, C.C No.33/2022 dated 01.06.2022 for Residential Block Nos.8, 9, 11, 14, 16 & 17.
13. 10th Partial Completion Certificate Application received from M/s. Shriprop Properties Pvt. Ltd. Vide Ref. No. CMDA/CC/HRB/S/213/2022 dated 09.06.2022.
14. This office DC Advice letter even No. dated 03.10.2022.
15. TNRERA letter No. TNRERA/01558/2023 dated 19.04.2023 with Registration No.TN/01/Building/0112/2019 dated 09.08.2019 for Block Nos.8, 9, 14 (LIG Block), 16 & 17.
16. Hon'ble High Court of Madras order dated 27.10.2022 in the W.P.No.28370 & 28375 of 2022 filed by M/s. Shriprop Properties Private Limited.
17. This office letter No.C3(S)/16890/2022 dated 14.12.2022.
18. Hon'ble High Court of Madras order dated 01.09.2023 in W.M.P.Nos.17978 & 17979 of 2023 in W.P.No.28370 of 2022.
19. Letter dated 16.10.2023 received from the Authorized Signatory, Shriprop Properties Private Limited.
20. Hon'ble High Court of Madras order dated 03.01.2024 in W.M.P.Nos.35926 of 2023 in W.P.No.28375 of 2022.
21. This office letter No.C3(S)/5972/2023 dated 08.01.2024 & 22.02.2024.
22. Additional Development Charges, Infrastructure & Amenities Charges and Shelter Charges remitted vide CMDA Receipt B0024698 dated 09.01.2024.
23. Applicant letter dated 23.02.2024 enclosing a copy of registered Mortgage deed in Doc.No.1961/2024 dated 23.02.2024.

*****

This is to certify that M/s. Shriprop Properties Pvt. Ltd., have completed the construction of Group Development of 6 Blocks bearing No.8, 9, 11, 14, 16 & 17 comprising Double Basement Floor + Ground Floor + 13 Floors of **Block: 8** – 54 dwelling units, **Block: 9** – 83 dwelling units, **Block: 11** – 111 dwelling units, **Block: 14** – 138 dwelling units, **Block: 16** – 55 dwelling units & **Block: 17** – 55 dwelling units Residential buildings with a total of 496 Dwelling Units at No.16, GST Road, Perungalathur, Chennai-63 in old S.No.367/1A2, 1B, 1C and 1D of Perungalathur Village within the limit of Tambaram Municipal Corporation for which Planning Permission is

accorded by CMDA in the reference 1st cited. It was inspected and observed that the buildings have been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly, **10th Partial Completion Certificate** is issued for the above construction in **C.C. No.EC/South-I/081/2024 dated 08.03.2024** subject to **the result of the writ petition in W.P.No.28370, 28375 & 28378 of 2022** filed by M/s. Shriprop Properties Private Limited.

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,

28/03/2024

for MEMBER-SECRETARY

08/03/2024.

Copy to:

1. M/s. Shriprop Properties Pvt.Ltd.,
   Lakshmi Neela Rite Choice Chamber,
   1st Floor, New Door No.9, Bazullah Road,
   T.Nagar, Chennai - 600 017.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA letter No. TNRERA/306/2018 dated 25.04.2018 with Registration No.TN/01/Building/0138/2018 dated 25.04.2018 for Block Nos.10, 11 & 15 & TNRERA letter No. TNRERA/01558/2023 dated 19.04.2023 with Registration No.TN/01/Building/0112/2019 dated 09.08.2019 for Block Nos.8, 9, 14 (LIG Block), 16 & 17).

3. The Deputy Financial Analyst
   Finance Division, CMDA.
   (10th Partial Completion Certificate only issued)

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage)

FORM-4

ARCHITECT 'S CERTIFICATE

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

To

Date:12.03.2024

M/s. Shriprop Properties Private Ltd.
Lakshmi Neela Rite Choice Chambers,
1st Floor, New No: 9, Bazullah Road,
T.Nagar, Chennai 600 017.

Dear Sir,

Subject:Certificate of percentage of Completion of Construction Work of Five numbers of Building(s) 08,09,14,16 & 17 Block(s) of the Phase 1B of the Project (TNRERA Registration Number TN/01/BUILDING/0112/2019 Dated: 09/08/2019) situated on the New Survey no: 367 / 9 (Old No: 367/1A2 –part) demarcated by its boundaries 12° 54'16.25"N - 80° 5'47"E to the North12° 54'10.76"N - 80° 5'47.96"E to the South 12° 54'3.93"N - 80° 5'42.22"E to the East 12° 54'8.22"N - 80° 5'36.67"E to west, of Perungalathur village, Tambaram Taluk, Kanchipuram District, PIN 600063 measuring 10,144 sq.mts area being developed by M/s. Shriprop Properties Private Ltd.

We have undertaken assignment as Architect of certifying completion of Construction Work of Five numbers of Building(s) 08,09,14,16 & 17 Blocks of the Building situated on the plot No./Survey no./ Door no New No: 367/9 (Old No:367/1A2 –part)of Division Perungalathur Village, Tambaram Taluk, Kanchipuram District, PIN 600063 measuring 10,114 sq.mts. Area being developed by M/s. Shriprop Properties Private Ltd.

Following technical professionals are appointed by Owner/Promoter

(i) Thiru. Rajendran as **Engineer**

(ii) M/s. Innotech Engineering Consultant Pvt. Ltd as **Structural Consultant**

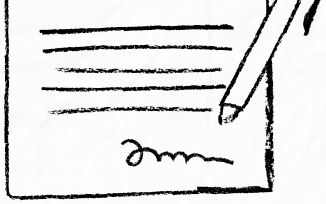
(iii) M/s. E Solutions as **MEP consultant**

(iv) Thiru. G. Sasikumar as **Site Supervisor/clerk of works**

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that **Tower 08,09,14,16 & 17** Blocks of the Building has been completed in all aspects. The Five Blocks 08,09,14,16 & 17 of the Building is granted Completion Certificate bearing number CMDA/CC/HRB/S/213/2022 dated 08.03.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

K. SHIVASHANKAR
REGISTERED ARCHITECT
Reg. No. RA/GR-I/19/03/067
CA No./ 89 / 12213
6/25, I Street, Cenotaph Road,
Teynampet, Chennai - 600 018.
Ph : No : 98400 70169



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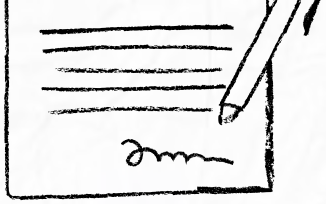
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