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3/350/2 Mettukuppam,  
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Chennai, India

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### Project - Quarterly Progress Report

|                         |   |                                |
|-------------------------|---|--------------------------------|
| Promoter's Name         | : | M/s. Sumanth & Co.,            |
| Project Name            | : | Sreshta Thriuvallur Nagar      |
| Project Registration No | : | TN/29/BUILDING/0186/2019       |
| Quarter Ending          | : | 31 <sup>st</sup> December 2021 |

#### A. Sales

| Sl. No. | Description                                                                        | No.                                   | Total Area     |
|---------|------------------------------------------------------------------------------------|---------------------------------------|----------------|
| 1.      | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | 1A,1B,2A,2B<br>3A, 3B,4A,4B<br>and 5A | 13343 sq ft    |
| 2.      | Parking Lots                                                                       |                                       |                |
| 3.      | UDS Registered in Sq.m.                                                            |                                       | All Registered |

#### B. Construction

| Sl. No. | Description                                                | Block/Tower No. | Status                          |
|---------|------------------------------------------------------------|-----------------|---------------------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | NA              | Completion Certificate Obtained |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | NA              | NA                              |

| Sl.No. | Description                                             | Percentage |
|--------|---------------------------------------------------------|------------|
| 1.     | Percentage of Completion                                |            |
|        | v) Physical                                             | 100        |
|        | vi) Financial (Enter Anticipated Project Cost in Lakhs) |            |

#### C. Details of Clearances

Completion Certificate No. **CMDA/CC/NHRB/S/0126/2020**

Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)

5. Annual Audit Report of Special Account in Form 7 – **Not Applicable**

#### D. Latest Photo with Date (Atleast from 2 angles) – attached

Note: Report the above particulars under "Registered Projects" in [www.tnrra.in](http://www.tnrra.in)



# 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.1, Pumping Station Road,  
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0126/2020

Dated: 05-12-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Basement Floor (part) + Stilt floor + 4 floors + 5<sup>th</sup> floor (part) residential building with 9 dwelling units at Plot No.24, Door No.24/8, 3<sup>rd</sup> Avenue, Thiruvalluvar Nagar, Thiruvanmiyur, Chennai 600 041 in T.S. No.314/9, Block No.65 of Thiruvanmiyur village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/NHRB/147/2019 Permit No.12630 in letter No. PP/SB/S(B1)/ 0239/2019 dated 09.07.2019.  
2) Completion Certificate Application from M/s. Sumanth & Co., rep. by its partner Mr. M. Neelakandan, GPA for Thiru K. Shankar dated 02.11.2020  
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017968 dated 30.11.2020.  
4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

\*\*\*\*\*

This is to certify that M/s. Sumanth & Co., rep. by its partner Mr. M. Neelakandan, GPA for Thiru K. Shankar have constructed of Basement Floor (part) + Stilt floor + 4 floors + 5<sup>th</sup> floor (part) residential building with 9 dwelling units at Plot No.24, Door No.24/8, 3<sup>rd</sup> Avenue, Thiruvalluvar Nagar, Thiruvanmiyur, Chennai 600 041 in T.S. No.314/9, Block No.65 of Thiruvanmiyur village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/147/2019 Permit No.12630 in letter No. PP/SB/S(B1)/ 0239/2019 dated 09.07.2019. 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 and Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 223 /2020 dated 05-12-2020.

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 4<sup>th</sup> cited (Also indicated in the Planning permission approval letter 1<sup>st</sup> cited).

Yours faithfully,

*[Signature]* 05/12/2020

for MEMBER-SECRETARY

**Copy to:**

1. M/s. Sumanth & Co  
Rep. by its Partner Thiru M. Neelakandan  
GPA for Thiru K. Shankar  
Door No.8(57), Luz Avenue  
Mylapore, Chennai 600 004
2. The Chairperson,  
TNRERA,  
CMDA Tower-II, 1<sup>st</sup> Floor,  
Egmore, Chennai – 600 008  
(TNRERA Regn. No.TN/29/Building/0186/2019  
in file No.TNRERA/5302/2019 dated 06.11.2019,  
Valid upto September 2024)
3. The Deputy Financial Analyst,  
Finance Division, CMDA  
(For refund of Security Deposit for Building and  
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.



4th Floor  
T-400 400 Sq. Ft.  
1850 200 Sq. Ft.  
H12444444

4th Floor  
T-400 400 Sq. Ft.  
1850 200 Sq. Ft.  
H12444444



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



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

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Chennai, India

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