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325

RAMU & CO

Administrative Office : Radisson Blu Hotel Chennai Centre,

No.2, Ethiraj Salai, C-In-C Road, Egmore, Chennai - 600018.

Telephone No: 91-44-6640 4411/4423, Fax No: 91-44-30404400

Project - Quarterly Progress Report

Promoter's Name	:	M/s.RAMU & CO
Project Name	:	ASTA ARISE
Project Registration No	:	TN/29/Building/210/2019 dt 20/11/2019
Month Ending	:	AS ON 31 ST MAY 2023

A. Sales

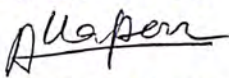
Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	62	10,779.28
2.	Parking Lots	144	
3.	UDS Registered in Sq.m.	47	3377.94

B. Construction

S No	Description	Block/TowerNo	Status
1.	Stage of construction of each Block/Tower, Floor wise		Annexure 1 attached
2.	Status of common Amenities for each Block/Tower, Item wise		Annexure 2 attached

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Anticipated Project Cost is -15,000 Lakhs)	100%

For RAMU & CO



Partner / Authorised Signatory

No.8/91 C.P.Ramasamy Road, Alwarpet, Chennai - 600018.

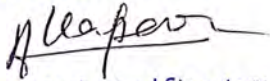
RAMU & CO

Administrative Office : Radisson Blu Hotel Chennai City Centre,
No.2, Ethiraj Salai, C-In-C Road, Egmore, Chennai - 600008.
Telephone No: 91-44-6640 4411/4423, Fax No: 91-44-30404400

ANNEXURE -1

S No	Description	Block/TowerNo	Status
1.	Stage of construction of each Block/Tower, Floor wise	WING-A	100% Completed
		WING-B	100% Completed
		WING-C	100% Completed
		WING-D	100% Completed
		WING-E	100% Completed

For RAMU & CO



Partner / Authorised Signatory

No.8/91 C.P.Ramasamy Road, Alwarpet, Chennai – 600018.



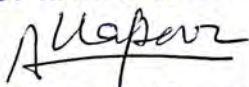
RAMU & CO

Administrative Office : Radisson Blu Hotel Chennai City Centre,
No.2, Ethiraj Salai, C-In-C Road, Egmore, Chennai - 600008.
Telephone No: 91-44-6640 4411/4423, Fax No: 91-44-30404400

ANNEXURE -2

S No	Description	Block/TowerNo	Status
	<u>Status of common Amenities for each Block/Tower</u>		
1.	LIFTS	WING-A	2 Lifts – 100% Ready and Functioning
		WING-B	2 Lifts – 100% Ready and Functioning
		WING-C	2 Lifts – 100% Ready and Functioning
		WING-D	2 Lifts – 100% Ready and Functioning
		WING-E	2 Lifts – 100% Ready and Functioning
2.	Swimming Pool	-	100% Completed
3.	Gymnasium	-	100% Completed
3.	Lounge	-	100% Completed
	<u>List Of Infrastructures Common for Project</u>		
1.	Hydroneumatic Pumps	-	100% Completed
2.	WTP Plant	-	100% Completed
3.	STP Plant	-	100% Completed
4.	Solar Energy Systems	-	100% Completed

For RAMU & CO



Partner / Authorised Signatory

No.8/91 C.P.Ramasamy Road, Alwarpet, Chennai – 600018.

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 24.01.2023.

To

Ramu & Co,
No.2, Radisson Blu Hotel,
Ethiraj Salai, Egmore
Chennai – 600 008

Subject: Certificate of Completion of Construction Work of Multi-Storied residential Building of the Project (TNRERA Registration Number **TN/29/BUILDINGS/210/2019** Dated: **20.11.2019**) situated on the Door No.8/91, CP Ramasamy Road, Alwarpet, Chennai – 600 018 demarcated by its boundaries (latitude and longitude of the endpoints) NF-13.036735,80.256739, SF-13.036121,80.256757, NW-13.036751,80.256079, SW-13.036089,80.256116 of Division - 123 Village - Mylapore Taluk – Chennai District - Chennai PIN 600018 measuring 26615.22 sq.mts. area being developed by Ramu & Co.

Sir,

A.Venkatakrishnan have undertaken the assignment as Architect/Engineer of certifying the completion of Construction Work of Multi Storied residential Building situated on Door no 8/91 of Division -123 Village – Mylapore Taluk – Chennai District – Chennai PIN 600018 measuring 26615.22 sq.mts.area being developed by (Promoter's Name)

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

- | | | |
|-------|--|-----------------------------------|
| (i) | M/s/Thiru/Tmt. <u>A.Venkata Krishnan</u> | as Architect/Engineer |
| (ii) | M/s/Thiru/Tmt. <u>Dr.Alex Jacob</u> | as Structural Consultant |
| (iii) | M/s/Thiru/Tmt. <u>S.Murugan</u> | as MEP Consultant |
| (iv) | M/s/Thiru/Tmt. <u>V.James Rana Kumar</u> | as Site Supervisor/Clerk of Works |

3. Based on the Completion Certificate received from the Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Multistoried Residential Building has been completed in all aspects. The Multistoried Residential Building is granted Completion Certificate bearing number CMDA/CC/HRB/S/355/2022 dated 05.01.2023 by CMDA(CompetentAuthority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No. – Class 1 No. – R.A.41)

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T / +91 44 2457 2457

**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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/HRB/S/355/2022**Dated: 05.01.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Multi Storied Building consisting of Basement Floor + Stilt Floor + 1st Floor & 2nd Floor (Parking Floors) + 3rd Floor to 10th Floor + 11th Floor (part) to 18th Floor (part) Residential building with 124 dwelling units at Door No.8/91, C.P.Ramasamy Road, Alwarpet, Chennai - 600 018 comprised in R.S.No.1646/3, Block No.34 of Mylapore Village within the limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref: 1. CMDA Planning Permission No. C/PP/MSB/47 (A to K)/2019 dt.22.10.2019, Permit No.11988 in Lr.No.C3(S)/23141/2018.
2. Environmental Clearance Letter No. SEIAA/TN/F6713/EC/8(a)/641/2019 dated 03.04.2019.
3. Compliance Certificate from DFRS letter No. R.Dis No.10651/C1/2022 C.C.No.69/2022 dated 22.08.2022.
4. Completion Certificate Application received from M/s. Ramu & Co Rep.by Thiru. Rajesh Bhansali, on 13.09.2022.
5. This office D.C. Letter even No dated 24.11.2022.
6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022525, dt.01.12.2022.

This is to certify M/s. Ramu & Co Rep.by Thiru. Rajesh Bhansali, has completed the Construction of Multi Storied Building consisting of Basement Floor + Stilt Floor + 1st Floor & 2nd Floor (Parking Floors) + 3rd Floor to 10th Floor + 11th Floor (part) to 18th Floor (part) Residential building with 124 dwelling units at Door No.8/91, C.P.Ramasamy Road, Alwarpet, Chennai - 600 018 comprised in R.S.No.1646/3, Block No.34 of Mylapore Village within the limits of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 1st cited. 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.

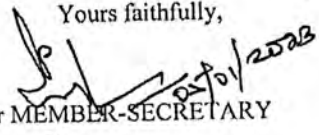
For Ramu & CO

Managing Partner

//Pto//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-1/002/2023 dated 05.01.2023.

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,

for MEMBER-SECRETARY
5/1/2023

Copy to:

1. M/s. Ramu & Co Rep.by
Thiru. Rajesh Bhansali,
No.2, Ethiraj Salai,
C in C Road, Egmore,
Chennai -600 008.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(With request to obtain consent
to operate (CTO) as per
applicable rules from competent
authority)

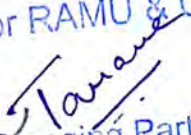
(TNRERA Registration
No.TN/29/Building/210/2019
dated 20.11.2019 in letter
No.TNRERA/6076/2019 valid
till October 2024)

(For Refund of Security Deposit
for Building and Display
Board)

Note:

- i) The Original Cash Receipt No. B0013587, dated 16.08.2019 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.

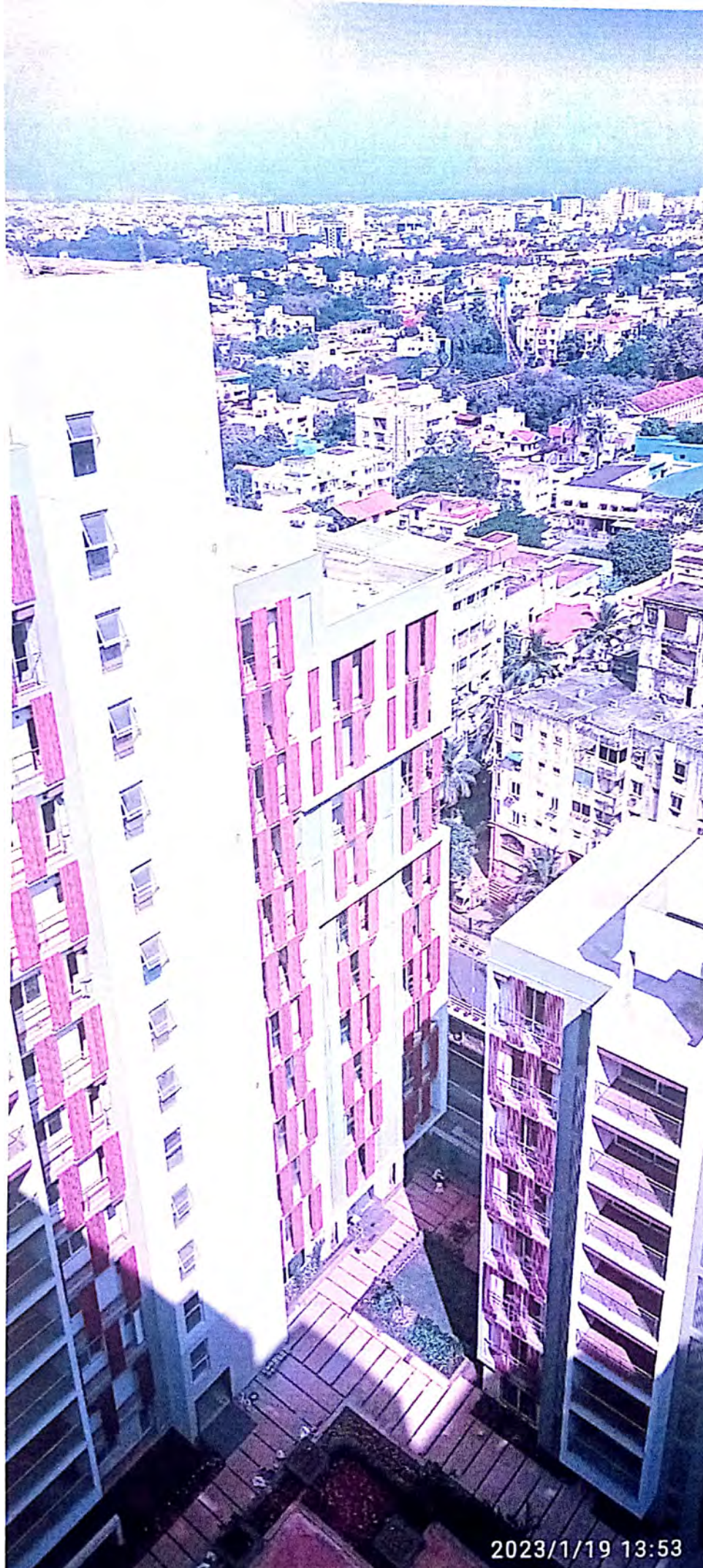
Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O.Ms. No. 97, MAWS Dept. dated 07.07.2015 for which under taking given by the applicant.

For RAMU & CO

Managing Partner



2023/1/19 14:11





2023/1/19 13:53



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2023/1/19 13:04



our services doesn't just end there



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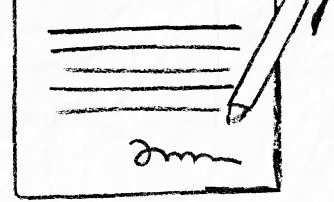
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Forms & Templates, Document Generator, Document Translation, Dictionary



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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