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EGBERTS INDIA PRIVATE LIMITED

"NEWRY GRANDEUR", No. 19 (Old No. 11), B-Block, 2nd Avenue, Anna Nagar East, Chennai - 600 102.

Tel : 4343 9494, 2628 5278 Fax : 044 - 2628 5279

E-mail : support@newry.co.in
Project-Quarterly Progress Report

Promoter's Name	:	M/s. EGBERTS INDIA PRIVATE LIMITED
Project Name	:	"Spring Residences"
Project Registration No	:	TN/29/Building/0234/2019, dt: 18.12.2019.
Quarter Ending	:	SEPTEMBER 2021

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	3B, 4B & 5B	3	3416 sft

B. Construction

SNO	PROJECT REGISTRATION NO.	NAME AND ADDRESS OF THE APPLICANT	Stage of Construction as on September 2021
1.	TN/29/Building/0234/2019, dt: 18.12.2019	M/s. Egberts India Private Limited As Power Agent Newry Grandeur, No. 19, (Old No: 11), B Block, 2nd Avenue, Anna Nagar East, Chennai - 600 102.	1) Structure works are completed 2) Brick works are completed 3) Internal & External plastering works are Completed 4) Terrace weathering course and w/proofing works are completed 5) Internal & External Plumbing works are Completed 6) Internal & external ele.works are completed 7) Tiling & Granites works are completed 8) Lift installation work is completed 9) Internal painting work is completed 10) External painting work is completed 11) Transformer erected and permanent EB connection received 12) Metro water connection , Fire fighting setup completed 13)DG installed. Expected completion date - 31.12.2021

Sl.No.	Description	Percentage
1	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated project cost in Lakhs)	13,20,280/-

C. Details of Clearances

1. Completion Certificate-As attached
2. Compliance Report if any (kindly specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 - As attached
4. Architect Certificate Form Form 4 - As attached

D. Latest Photo with Date (Atleast from 2 Angles) - As attached

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

BODHI KRUTHAK ARCHITECTS

8/1, VIDYARANYA, SECOND MAIN ROAD, KASTURIBAI NAGAR, ADYAR, CHENNAI-600020, INDIA. TEL: 044-24411305/2764.

Email: bodhikruthak@gmail.com, www.bodhikruthak.com

FORM-4

ARCHITECT'S CERTIFICATE

To

Date: 19.04.2021

M/s. Egberts India Private Limited
As Power Agent
Newry Grandeur, No. 19, (Old No: 11),
B Block, 2nd Avenue, Anna Nagar East,
Chennai – 600 102.)

Subject: Certificate of Completion of Construction Work of Residential Building / Single Block of the Building of the Project (TNRERA Registration Number TN/29/BUILDING/0234/2019) situated on the Plot bearing Survey no./Plot no./Old Door No.40, New No.12, I-Block, 10th Street, Anna Nagar East, Chennai – 600 102 demarcated by its boundaries (latitude and longitude of the end points) North by: Plot Nos.371 & 372, South by: 40 Feet Road (I Block 10th Street), East by: Plot No.351 and West by : Plot No.349 of Division Periyakudal Village Aminjikarai Taluk Chennai Central and Sub-Registration District of Anna nagar, PIN 600102 measuring (6300 sft) 585.28 sq.mts. area being developed by (Promoter's Name) Egberts India Private Limited.

Sir,

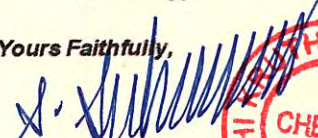
I/We BODHI KRUTHAK ARCHITECTS have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the Residential Building/Block/Tower Single Block of the Building situated on the plot No./Survey no./ Door no Old Door No.40, New No.12, I-Block, 10th Street, Anna Nagar East, Chennai – 600 102 of Periyakudal Village Aminjikarai Taluk Chennai Central and Sub-Registration District of Anna nagar, PIN 600 102 measuring (6300 sft) 585.28 sq.mts. area being developed by (EGBERTS INDIA PRIVATE LIMITED)

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

- (i) M/s/Thiru/Tmt.S. SUBRAMANIAM as Architect/Engineer
- (ii) M/s/Thiru/Tmt.DILIPARAJAN as Structural Consultant
- (iii) M/s/Thiru/Tmt.A. GOPINATH – Electrical Consultant, K. SIVAPRAKASH-Plumbing Consultant as MEP Consultant
- (iv) M/s/Thiru/Tmt.D. GOPINATH as Site Supervisor/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 Residential Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number EC/NORTH-I/30/2021 dated 16.02.2021 by Chennai Metropolitan Development Authority (Competent Authority).

Yours Faithfully,


S.SUBRAMANIAM, M.Arch., A.I.I.A.
CA/82/7244
BODHI KRUTHAK ARCHITECTS
8/1, Vidyaranya, 2nd main road,
kasturibai nagar, adyar, Chennai-20.



ARCHITECTS AND INTERIOR DESIGNERS



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/NHRB/N/0168/2020

Dated:16 -02-2021

Sir,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 4 Floors+ 5th Floor (part) Residential building with 10 dwelling units at Plot No.350, Old Door No.41, New Door No.12, "I" Block, 10th Street, Anna Nagar East, Chennai-102 comprised in Old S.No.49 (part), T.S. No.60, Block No.4 of Periyakudal village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission in P.P. No. B/NHRB/36/2019, in letter No. PP/SB/N/008/2019 dated 06.03.2019 in Planning Permit No.12419, under Premium FSI
 2. Completion Certificate Application received from the applicant on 24.12.2020.
 3. This office letter even no. dated 20.01.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0018439, dated 22.01.2021.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that **Mr. Azeez Mohammed Akbar Basha (Himself & GPA of 5 others)** have constructed Stilt Floor + 4 Floors+ 5th Floor (part) Residential building with 10 dwelling units at Plot No.350, Old Door No.41, New Door No.12, "I" Block, 10th Street, Anna Nagar East, Chennai-102 comprised in Old S.No.49 (part), T.S. No.60, Block No.4 of Periyakudal village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/36/2019, in letter No. PP/SB/N/008/2019 dated 06.03.2019 in Planning Permit No.12419, under Premium FSI, 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I /30/2021, dated:16-02-2021.**

/pto/

3. This 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 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

8/2/21
17-02-2021

for MEMBER-SECRETARY

Copy to:

1. **Mr. Azeez Mohammed Akbar Basha**
(Himself & GPA of 5 others),
New Door No.19, Old Door No.11,
'B' Block, Second Avenue,
Anna Nagar East, Chennai-102.

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 (For Refund of SD for building & DB)

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

Note:

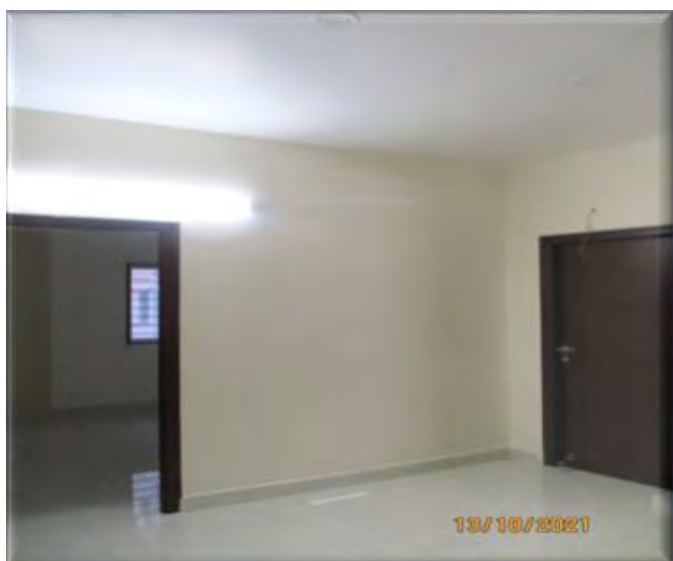
- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.



External Finishing work is completed



Permanent EB Connection obtained



Internal flat finishing work nearing completion



our services doesn't just end there



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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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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OMR Thoraipakkam,
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