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Project - Quarterly Progress Report

Promoter's Name	:	**M/s. CASAGRAND AXIOM PVT LIMITED**
Project Name	:	**CASAGRAND AMETHYST**
Project Registration No	:	**TN/01/Building/024/2019,Dated:12/02/2019**
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)	3BHK+3T	90	16384
		3BHK+3T (DH)	28	5654
		4BHK+4T	31	6546
		4BHK+4T (DH)	14	2978
2.	Parking Lots	263		
3.	UDS Registered in Sq.m.	73		6852.84

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Enclosed	Enclosed
2.	Status of common Amenities for each Block/Tower, Item wise	Enclosed	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 - **C.C.No.EC/South-II/ 357/2021, dated-30.12.2021.**
2. Compliance Report, if any (Kindly Specify) - **NA**
3. Annual Audit Report of Special Account in Form 7 - **NA**

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

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

CASAGRAND

AMETHYST

SITE PROGRESS PHOTOS

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

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BLOCK	CORE	STAGE OF CONSTRUCTION
A	1	Hand Over In Progress
A	2	Hand Over In Progress
A	3	Hand Over In Progress
B	1	Hand Over In Progress
B	2	Hand Over In Progress
B	3	Hand Over In Progress

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

STAGE OF CONSTRUCTION

CASAGRAND
building aspirations

Block-A (Core-1)

CASAGRAND
building aspirations

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Block-A (Core-2)

CASAGRAND
building aspirations

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Authorised Signatory

Block-A (Core-3)

CASAGRAND
building aspirations

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Authorised Signatory

Block-B (Core-3)

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

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NAKSHA
ARCHITECTURE & INTERIOR DESIGN

9, (OLD NO. 5) STATE BANK STREET,
MOUNT ROAD, CHENNAI - 600 002
TELEPHONE : 28606756
TELEFAX : 044 - 28601589

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

Date: 20.01.2022

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

The - M/s. Casagrande Axiom Pvt.Ltd,
5th floor NPL Devi, No.111, Old No.59,
L.B.Road, Thiruvanmiyur, Chennai.

Subject: Certificate of Completion of Construction forMultistoried residential Group Development consisting of combined Stilt Floor with 2 Blocks, Block-1: First Floor to 7th floors 83 dwelling units, Block-2 : First Floor to 7th floor 80 dwelling units, totally 163 dwelling units with swimming pool at First Floor podium level at S.V.S. SivaprakasaNaickarSalai and ELCOT Avenue Road, Sholinganallur Chennai-600119 bearing S.No.439/1A1A1C and 494/2A4A1E of Sholinganallur Village SholinganallurTaluk, kancheepuram District

Sir,

1. I Savita Chowdhry have undertaken assignment as Architect and Certifying the Completion of Construction Work of Stilt floor + 7 floors residential building with 163 dwelling units of the project **CASAGRAND AMETHYST** [TN/01/Building/024/2019, Dated: 12/02/2019] situated at.S.No.439/1A1A1C, 494/2A4A1ESholinganallur Village, SholinganallurTaluk,Kancheepuram District and measuring **17,077.59 SQ.M**plot area been developed by [M/s. Casagrande Axiom Pvt.Ldt]

Savita Chowdhry

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.

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

NAKSHA
ARCHITECTURE & INTERIOR DESIGN

9, (OLD NO. 5) STATE BANK STREET,
MOUNT ROAD, CHENNAI - 600 002
TELEPHONE : 28606756
TELEFAX : 044 - 28601589

2. The Technical professionals are appointed by Owner / Promoter:
   (i) Ms. Savita Chowdhry as - Architect;
   (ii) Mr. Amarnathboraiah as StructuralConsultant
   (iii) Mr. Gobinath as MEPConsultant
   (iv) Mr. P.Azhaguraja as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certifythat Construction Work of Stilt floor + 7 floors residential building with 163 dwelling units of the Building has been completed in all aspects andis fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

Yours Faithfully

Signature.

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.

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, 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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/HRB/S/288/2021 **Dated:30.12.2021**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Multistoried Residential Group Development consisting of Combined Stilt Floor with 2 Blocks – Block 1: 1st Floor to 7th Floor (83 Dwelling Units), Block 2: 1st Floor to 7th Floor (80 Dwelling Units), Totally 163 Dwelling units at S.V.Sivaprakasan Salai & ELCOT Avenue Road, Sholinganallur, Chennai – 600 119 bearing S.No.**439**/1A1A1C & **494**/2A4A1E of Sholinganallur Village, within the Limits of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref: 1. CMDA Planning Permission No.C/PP/MSB/02 (A to K)/2019 dt.29.01.2019 in Planning Permit No.11943 vide letter No.C3(S)/10312/2018 dated 29.01.2019.
2. Completion Certificate Application received from M/s. Casa Grande Axiom Pvt. Ltd., (GPA) dated 27.09.2021
3. DF&RS Compliance Certificate No.33/2021 in letter No.D.Dis.No.10358/C1/2021 dated 13.09.2021.
4. Environment Clearance in Lr.No.SEIAA/TN/F.6640/EC /8(a)/622 /2018, dated 31.12.2018.
5. This office additional DC letter even No. dated 20.12.2021.
6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0020617 dated 24.12.2021.

This is to certify that M/s. Casa Grande Axiom Pvt. Ltd., (GPA) has completed construction of Multistoried Residential Group Development consisting of Combined Stilt Floor with 2 Blocks – Block 1: 1st Floor to 7th Floor (83 Dwelling Units), Block 2: 1st Floor to 7th Floor (80 Dwelling Units), Totally 163 Dwelling units at S.V.Sivaprakasan Salai & ELCOT Avenue Road, Sholinganallur, Chennai – 600 119 bearing S.No.**439**/1A1A1C & **494**/2A4A1E of Sholinganallur Village, within the Limits of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 2nd 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 CASA GRANDE AXIOM PRIVATE LIMITED

Contd.,

Authorised Signatory

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 357 /2021 dated 30.12.2021.**

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,

30/12/2021

for MEMBER-SECRETARY

30/12/2021

Copy to:

1. M/s. Casa Grande Axiom Pvt. Ltd., (GPA)
   No.111, L.B.Road,
   Thiruvanmiyur,
   Chennai -600 041.

   (With a request to obtain consent to operate (CTO) as per applicable rules from competent authority for EIA). (TNPCB)

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.

   (TNRERA project registration certificate No. TN/01/Building/024/2019 dated 12.02.2019 in File No.TNRERA/0789/2019)

3. The Deputy Financial Analyst
   Finance Division, CMDA.

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

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

Note:

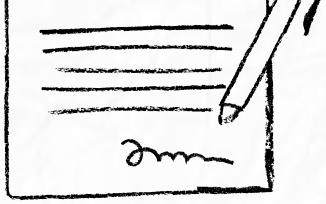
i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.

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.

iii) Swimming pool should be 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 and undertaken given by the applicant.

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory



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

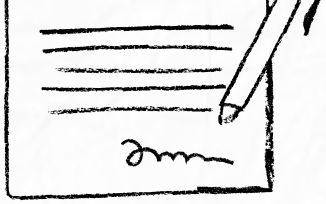
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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

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

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