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Project - Quarterly Progress Report

Promoter's Name	**:**	**Sreerosh Properties P LTD**
Project Name	**:**	**Sreerosh Vatsalya**
Project Registration No	**:**	**TN/29/BUILDING/0250/2019**
Quarter Ending	**:**	**(March / June / September / December) Year 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)	1B	11900 SQFT
2.	Parking Lots	1	9
3.	UDS Registered in Sq.m.	314.31 SQFT	3741 SQFT

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	NA	NA

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**Rs 4,83,23,307/-**

C. Details of Clearances

1. Completion Certificate No. CC NO EC/SOUTH-I/0269/2021 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NA (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 To be submitted (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) Enclosed (in PDF Format

SAJITH & VIVEK
ARCHITECTS LLP

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 06.10.2021

To,
The Chairperson TNRERA,
Gandhi Irwin Road,
Egmore,
Chennai - 600008

Subject: Certificate of Completion of Construction Work of Sreerosh Vatsalya Building single Block of the Building of the Project (TNRERA Registration Number TNRERA/0250/2019 dated 31.12.2020) situated on the Plot bearing Survey No./Plot No./Door No. 48, Ellaiamman Kovil Street, Adyar, Chennai - 20, demarcated by its boundaries (latitude and longitude of the end points) 12.997672, 80 262169, Jayaram Avenue to the North, to the South Block No 39, to the East Survey No 8/3, to the west Vannanthurai Road/Ellaiamman Kovil Street, Division 176 Village Urur Chennai PIN 600020 measuring 407.91 sq.mts. area being developed by Sreerosh Properties P LTD

Sir,

I K.Sajith Nair have undertaken assignment as Architect of certifying completion of Construction Work of Sreerosh Vatsalya Building/Block/Tower single of the Building situated on the Plot No./Survey No./Door No. 48, Ellaiamman Kovil Street, Adyar, Chennai – 20, Division 176 Village Urur Chennai PIN 600020 measuring 407.91 sq.mts. area being developed by Sreerosh Properties P LTD

Riviera Apartments, No.8/16, Crescent Avenue Road, Gandhi Nagar, Adyar, Chennai- 600 020, India
(P) +91 44 4269 5702/ +91 44 2442 0026 (W) sajithandvivek.com

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

   (i) M/s/Thiru/Tmt. K.Sajith Nair as Architect/Engineer

   (ii) M/s/Thiru/Tmt. P.Raman as Structural Consultant

   (iii) M/s/Thiru/Tmt. Salil (Sumanam Engineering Services) as MEP consultant

   (iv) M/s/Thiru/Tmt. M.Arumugam as Site Supervisor/clerk of works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Sreerosh Vatsalya Building/ Block of the Building has been completed in all aspects. The Single Block of the Building is granted Completion Certificate bearing number CMDA/CC No. EC/South-I/0269/2021 dated 04.10.2021 by Chennai Metropolitan Development Authority.

Yours Faithfully,

K. SAJITH NAIR.

Signature & Name (IN BLOCK LETTERS) of Architect with (License No.)

Ar. K. SAJITH NAIR, B.Arch.
CA/94/17689
SAJITH & VIVEK
ARCHITECTS LLP
Riviera Apartments"
No.8/16, Crescent Avenue Road,
Gandhi Nagar, Adyar,
Chennai - 600020. Phone : 24420026
CMDA. Reg No RA/Gr.I/16/02/006

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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 Managing Director, CMWSSB, No.75, Santhome High Road MRC Nagar, R.A.Puram, Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0241/2021 **Dated: 04.10.2021**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 9 dwelling units availing Premium FSI at Door No. 48, Ellaiamman Koil Street, Chennai comprised in Old S.No.102/1 (part) & 103/2B (part), T.S.No.8/2 in Block No. 38 of Urur Village within the Limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref: 1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No. PP No. B/NHRB/334/2019, Planning Permit No. 12917 in letter No. PP/SB/S/0515/2019 dated 23.10.2019.
3. Completion Certificate Application received from M/s.Sreerosh Properties (P) Limited.,Rep by its Managing Director Thiru.P.Sreedharan, on 19.08.2021.
4. This office D.C.Letter No.CMDA/CC/NHRB/S/0241/2021 dt.23.09.2021.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0020072 dated 28.09.2021 & Flag Day Fund receipt No.14328 &0114659 dated 28.09.2021.

*****

This is to certify that for M/s.Sreerosh Properties (P) Limited., Rep by its Managing Director Thiru.P.Sreedharan, has constructed Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 9 dwelling units availing Premium FSI at Door No. 48, Ellaiamman Koil Street, Chennai comprised in Old S.No.102/1 (part) & 103/2B (part), T.S.No.8/2 in Block No. 38 of Urur Village within the Limit of Greater Chennai Corporation sanctioned vide CMDA Planning Permission 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.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/269/2021 dated 04.10.2021.

Contd.,

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 reference1th cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

04/10/2021

for MEMBER-SECRETARY

04/10/21

Copy to:

1. M/s.Sreerosh Properties (p) Limited.,
Rep by its Managing Director
Thiru.P.Sreedharan,
No.97 (old No.41),
New Avadi Road,
Kilpauk, Chennai – 600 010

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Registration Property certificate No., TN/29/Building/0250 /2019, file No.TNRERA/7512/2019 valid up to 31.12.2021.)

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:

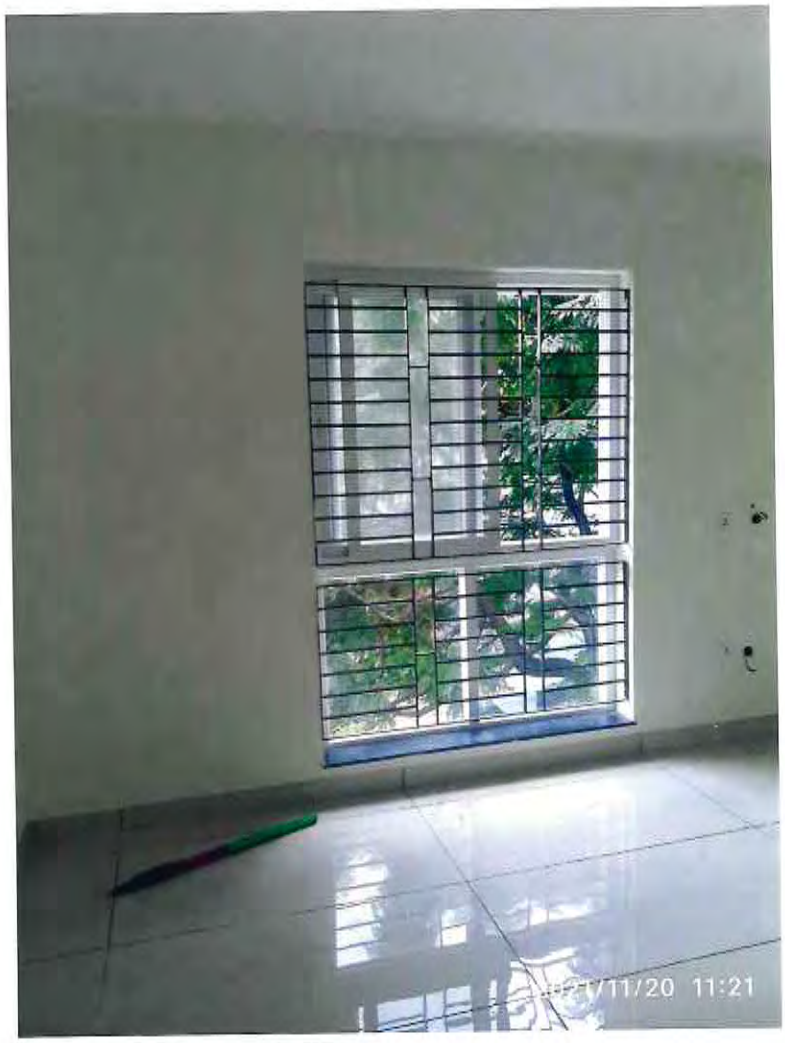
(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.

(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.


SREEROSH VATSALYA
2021/11/20 11:25

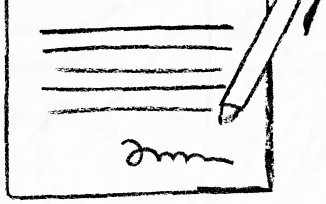

2021/11/20 11:20


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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

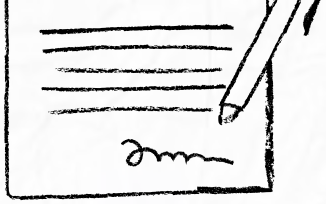
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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