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Project - Quarterly Progress Report

Promoter's Name	:	**M/s. CASA GRANDE AXIOM PVT.LTD.**
Project Name	:	**CASA GRAND SERENO**
Project Registration No	:	**TN/01/Building/026/2019 dated 26/02/2019**
Quarter Ending	:	**December 2022**

17 MAR 2023

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)	260 Nos Out of 260 Nos	26344.48 Sq.Mtr Out of 26344.48 Sq.Mtr
2.	Parking Lots	240 Nos	3000.00 Sq.Mtr
3.	UDS Registered in Sq.m.	260 Nos Out of 260 Nos	14783.62 Sq.Mtr Out of 14783.62 Sq.Mtr

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Enclosed	
2.	Status of common Amenities for each Block/Tower, Item wise	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 –
2. Compliance Report, if any (Kindly Specify) - **NA**

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

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorized Signatory(ies)

Work Progress Report

Sl No	Block	Core	Stage of Construction
1	1	A	HANDED OVER
2	2	B	HANDED OVER
3	3	C	HANDED OVER
4	4	D	HANDED OVER
5	5	E	HANDED OVER
6	6	F	HANDED OVER

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorized Signatory(ies)

Block-1 (Core-A)

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

Block-1 (Core-A)

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

Block-2 (Core-B)

CASAGRAND
building aspirations

For M/s. CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

Block-2 (Core-B)

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory.

Block-3 (Core-C)

CASAGRAND
building aspirations

PRIVATE LIMITED

Authorised Signatory

Block-3 (Core-C)

8

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

Block-4 (Core-D)

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

Block-4 (Core-D)

CASAGRAND
building aspirations

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory



Block-5 (Core-E)

CASAGRAND
building aspirations

PRIVATE LIMITED

Authorised Signatory

For CASA GRANDE AXIOM PRIVATE LIMITED

Director/Authorised Signatory

Block-5 (Core-E)

CASAGRAND
building aspirations

Block-6 (Core-F)

CASAGRAND
building aspirations

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	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 Commissioner, St.Thomas Mount Panchayat Union @ Chitlapakkam, Chitlapakkam Main Road, Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0241/2022 **Dated:30.08.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors Residential Building Group Development with 6 Blocks – Stilt Floor + 4 Floors with 260 Dwelling Units (Block No.1 to Block No.6) and one block Club House Ground + 3 Floors in total 7 Blocks comprised in S.Nos.153/1, 2, 171/1, 2A, 172/1B1, 1B2, 1C1, 1C2, 172/2A, 2B, 2C & 180/1 of Ottiyambakkam Village, Sholinganallur Taluk within the Limits of St.Thomas Mount Panchayat – Completion Certificate – Issued – Reg.

Ref:
1. CMDA Planning Permission vide No.B/Spl.Bldg./21 A – I/2019 dated 12.02.2019 in Planning Permit No.12404 in letter No.B2/12038/2018 dated 12.02.2019.
2. Completion Certificate Application received from M/s.Casagrande Axiom Pvt. Ltd., Represented by Thiru.Sumanth Krishna on 24.06.2022.
3. This office D.C.Letter even No.dt.23.08.2022.
4. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022032 dated 26.08.2022.

*****

This is to certify that M/s.Casagrande Axiom Pvt. Ltd., Represented by Thiru.Sumanth Krishna has Completed the Construction of Stilt Floor + 4 Floors Residential Building Group Development with 6 Blocks – Stilt Floor + 4 Floors with 260 Dwelling Units (Block No.1 to Block No.6) and one block Club House Ground + 3 Floors in total 7 Blocks comprised in S.Nos.153/1, 2, 171/1, 2A, 172/1B1, 1B2, 1C1, 1C2, 172/2A, 2B, 2C & 180/1 of Ottiyambakkam Village, Sholinganallur Taluk within the Limits of St.Thomas Mount Panchayat vide CMDA Planning Permission 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 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/ 273 /2022 dated 30.08.2022.**

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,

30/08/2022

for MEMBER-SECRETARY

30/8/2022

Copy to:

1. M/s.Casagrande Axiom Pvt. Ltd., Represented by Thiru.Sumanth Krishna, No.111, 5TH Floor, L.B.Road, Thiruvanmiyur, Chennai - 600 041.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA Project Registration Certificate No.TN/01/Building/026/2019, dt.26.02.2019 in file No. TNRERA/0952/2019 & TNRERA/4705/2021)

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

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
30 OCT 2023
CHENNAI

FORM-4

ARCHITECT'S CERTIFICATE

(Issued on completion of the Building)

Date: 17.10.2023

To, Tamil Nadu Real Estate Regulatory Authority
Door No. 1A, 1st floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008

The - M/s. CASA GRANDE AXIOM PVT.LTD.,
5th floor, NPL Devi, New No.111,
L.B.Road, Thiruvanmiyur, Chennai – 600041.

Subject: Certificate of Completion of Construction of Stilt floor + 4 floors residential building with 6 Blocks (Block No.1 to Block No.6) with 260 dwelling units and one Block of Club house – Ground floor + 3 Floors with swimming pool in total 7 Blocks, comprised in S.Nos.153/1, 2, 171/1, 2A, 172/1B1,1B2, 1C1, 1C2, 172/2A, 2B, 2C & 180/1 of Ottiyambakkam Village, SholinganallurTaluk, Kancheepuram District.

Sir,

1. I/We, **S.Muralidharan**have undertaken assignment as Architect and Certifying the Completion of Construction of Stilt floor + 4 floors residential building with 6 Blocks (Block No.1 to Block No.6) with 260 dwelling units and one Block of Club house – Ground floor + 3 Floors with swimming pool in total 7 Blocks, comprised in S.Nos.153/1, 2, 171/1, 2A, 172/1B1,1B2, 1C1, 1C2, 172/2A, 2B, 2C & 180/1 of Ottiyambakkam Village, SholinganallurTaluk, Kancheepuram District.andmeasuring **18450.00 Sq.Mtr**plot area been developed by [M/s.CASA GRANDE AXIOM PVT.LTD].
2. The Technical professionals are appointed by Owner / Promoter:
   (i) Mr. S.Muralidhranas - Architect;
   (ii) Mr.SomadevNageshas StructuralEngineer;
   (iii) M/s.Gopinathas MEPConsultant;

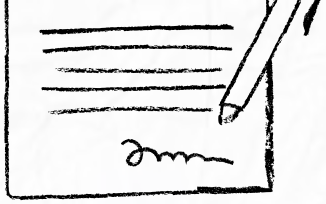
(iv) Mr.Jayaprabhuas Site Supervisor;

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge, I/We hereby certify that Completion of Construction of Stilt floor + 4 floors residential building with 6 Blocks (Block No.1 to Block No.6) with 260 dwelling units and one Block of Club house – Ground floor + 3 Floors with swimming pool in total 7 Blocks of the Building has been completed in all aspects. The Block of the building is granted Completion Certificate bearing number EC/South-II/273/2022, Dated – 30.08.2022 by Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature,

S.MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No : CA / 2003 /31585
[illegible]



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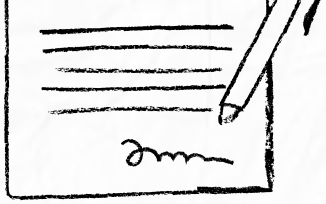
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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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