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ARCHITECT'S CERTIFICATE

Date: 07.03.2022

To
M/s SAS Hotels & Enterprises Ltd,
No.3, Mangesh Street,
T.Nagar, Chennai-600 017

Subject: Certificate of Completion of Construction Work of Building of the Project – CLOVERBY THE RIVER (TNRERA Registration Number TN/29/Buidling/034/2019, dated 14.03.2019 situated at T.S.No.7/80, 7/81, and 8/14, demarcated by its boundaries (latitude and longitude of the endpoints) North by : Land in T.S.No.7/1 Part, T.S.No.8/8 Part River View Road, and T.S.No.7/1 Part South by: Land in T.S.No.7/1 Part, East by: Land in T.S.No.8/7 Part and 7/1 Part West by: Land in T.S.Nos.8/8 Part, 7/65 Part and 7/1 Part, Block No.16 of Adyar Village, Mambalam Guindy Taluk, Chennai District PIN 600085 measuring a total extent of 60.509 Grounds is being developed by M/s SAS Hotels & Enterprises Ltd No.3, Mangesh Street, T.Nagar, Chennai-600 017

Sir,

I have undertaken assignment as Architect certifying completion of Construction Work of Building situated at T.S.No.7/80, 7/81, and 8/14, Block No.16 of Adyar Village, Mambalam Guindy Taluk, Chennai District PIN 600085

North by : Land in T.S.No.7/1 Part, T.S.No.8/8 Part River View Road and T.S.No.7/1 Part

South by: Land in T.S.No.7/1 Part

East by: Land in T.S.No.8/7 Part and 7/1 Part

West by: Land in T.S.No.8/8 Part, 7/65 Part and 7/1 Part

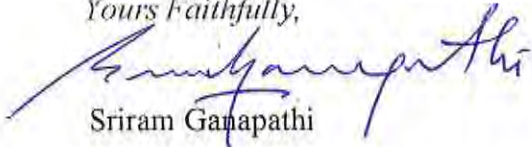
measuring a total extent of 60.509 Grounds (80144310N-13011897E) area being developed by M/s SAS Hotels & Enterprises Ltd, No.3, Mangesh Street, T.Nagar, Chennai-600 017)

2. Following technical professionals were appointed by Promoter:

S.No	Name	Address	Designation
01	Thiru Sri Ram Ganapathi	No.11/53 D, Sripuram Colony 1 st Street, St.Thomas Mount, Cantonment, Chennai-600 016	Architect
02	Thiru N.Chandru	A-20/100 Feet Road, Hindu Colony, Nanganallur, Chennai-600 061	Structural Engineer
03	Thiru Gobinath	No.230, 17 th Street, Defence Officers Colony, Ekkatuthangal, Chennai-600 032	MEP Consultant
04	Thiru S.Rajasekar	No.26/36, Munniappa Street, Kondithope, Chennai-600 079	Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that the Building at T.S.No.7/80,7/81, and 8/14, Block No.16 of Adyar Village, Mambalam Guindy Taluk, Chennai District PIN 600085 measuring a total extent of 60.509 Grounds has been completed in all aspects. The said Building has been granted Completion Certificate bearing number C.C.No. EC/South -I/059/2022 dated 02.03.2022 issued by CMDA

Yours Faithfully,



Sriram Ganapathi

SRIRAM GANAPATHI

CA/90/12993

RA/Gr.I/19/04/154

11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai-600 016.



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, 75, Santhome High Road,
MRC Nagar, Chennai 600 028

Letter No. CMDA/CC/HRB/S/326/2021

Dated:02.03.2022

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of combined 4 Basement Floors + Tower I : Ground Floor + 18 floors residential building with 72 dwelling units Tower 2: Ground Floor + 18 floors residential building with 103 dwelling units, Tower 3: Ground Floor + 18 floors residential building with 70 dwelling units, Tower 4: Ground Floor + 18 floors residential building with 55 dwelling (Totally 300 dwelling units) at T.S. No. 7/80,7/81,8/14, Block No. 16 of Adyar Village, River View Road, Chennai within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

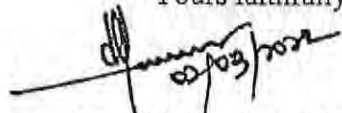
1. CMDA Planning Permission No. C/PP/MSB/01(A to Z)/2019 Permit No.11942 in letter No.C3(S)/5460/2018 dated 29.01.2019.
2. Completion Certificate Application received from M/s. True Value Homes (India) Private Limited represented by its Authorized signatory Thiru.T.V.Sathya Narayana, dated 26.10.2021.
3. Compliance Certificate from DFRS D.Dis No. 12354/C1/2021, C.C.No.40/2021 dated 11/10/2021.
4. This office DC letter even No dated 15.02.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0020957 dated 16.02.2022.

This is to certify that M/s. True Value Homes (India) Private Limited represented by its Authorized signatory Thiru.T.V.Sathya Narayana, has completed the construction of combined 4 Basement Floors + Tower I : Ground Floor + 18 floors residential building with 72 dwelling units Tower 2: Ground Floor + 18 floors residential building with 103 dwelling units, Tower 3: Ground Floor + 18 floors residential building with 70 dwelling units, Tower 4: Ground Floor + 18 floors residential building with 55 dwelling (Totally 300 dwelling units) at T.S. No. 7/80 7/81 8/14 Block No. 16 of Adyar Village, River View Road, Chennai within Greater

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/059/2022 dated 02.03.2022.

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,



for MEMBER-SECRETARY

2/3/2022

Copy to:

1. M/s. True Value Homes (India) Private Limited represented by its Authorized signatory Thiru.T.V.Sathia Narayana, No. 12, Janakiammal St, West Mambalam, Chennai – 600 033.
2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008

(TNRERA Registration Certificate No.TN/29/Building/034/2019 dated 14.03.2019 in letter No.,TNRERA/947/2019 and its validity ends up to December 2021 & as per TNRERA circular dated 06.04.2020 & 22.05.2020 valid up to June 2022)

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.
- iii) 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 undertaking given by the applicant.

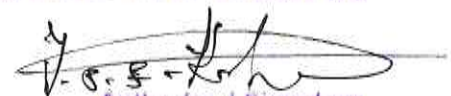


FOR SAS HOTELS AND ENTERPRISES LTD.

[Handwritten Signature]
Authorised Signatory



For SAS HOTELS AND ENTERPRISES LTD.


Authorized Signatory



01.03.2022

For SAS HOTELS AND ENTERPRISES LTD.
[Signature]
Authorized Signatory



POYSAS HOTELS AND ENTERPRISES LTD.

[Signature]
Authorized Signatory



our services doesn't just end there



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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

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Property Documentation & Workflow Tools

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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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