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Project - Quarterly Progress Report

Promoter's Name	:	**M/s.Rajni Foundatiion Pvt Ltd**
Project Name	:	**RAJNI'S CASTLE**
Project Registration No	:	**TN/29/Building/0011/2020**
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)	**Nil**	**Nil**
2.	Parking Lots	**Nil**	**Nil**
3.	UDS Registered in Sq.m.	**Nil**	**Nil**

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	**One**	**Building completed and availed completion certificate**
2.	Status of common Amenities for each Block/Tower, Item wise	**Nil**	**Nil**

Sl.No.	Description	Percentage
1.	Percentage of Completion	**95%**
	i) Physical	**95%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**(590 Lakhs) 95%**

C. Details of Clearances

1. Completion Certificate No.CMDA/CC/NHRB/N-I/354/2021 Dt:21-12-2021 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- **Nil** -------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---- **Nil** --- (in PDF Format)

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

For RAJNI FOUNDATIION PVT. LTD.

Managing Director

Rajni's Castle,
Plot No.361, Ponni Colony Main Road,
Belly Area, Anna Nagar, Chennai-40

Project Registration No: TN/29/Building/0011/2020

Phone : 28414855

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1. 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/NHRB/N-I/354/2021 Dated: 21-12-2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 4 floors Residential Building with 16 dwelling units at Plot No.361, Ponni Colony Main Road, Belly Area, 28th Cross Street, Anna Nagar Chennai-40 comprised in Old S.No.207part, T.S. No.2/12, Block No.12, of Koyambedu 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/215/2019, in letter No. PP/SB/C/278/2019 dated 22.08.2019 in Planning Permit No. 12698.
2. Completion Certificate Application received from the applicant on 29.11.2021.
3. This office letter even no. dated 17.12.2021 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020557, dated 20.12.2021.
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 M/S.Rajini Foundation Pvt. Ltd. MD Thiru.D.Sridhar, GPA have constructed Stilt floor + 4 floors Residential Building with 16 dwelling units at Plot No.361, Ponni Colony Main Road, Belly Area, 28th Cross Street, Anna Nagar Chennai-40 comprised in Old S.No.207part, T.S. No.2/12, Block No.12. of Koyambedu village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. PP/SB/C/278/2019 dated 22.08.2019 in Planning Permit No. 12698 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I / 344/2021, dated: 21-12-2021**.

//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,

21/12/2021

for MEMBER-SECRETARY

21/12

Copy to:

1 M/S.Rajini Foundation Pvt. Ltd.,
MD Thiru.D.Sridhar, GPA,
Door No.2, Damodran Street,
T.Nagar,
Chennai-17.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore,
Chennai-8.

TNRERA registration certificate of project Form 'C' No.TNRERA/7214/2019 and registration No.TN/29/Building/0011/2020 dated 09.01.2020. The registration shall be **valid till March 2022**

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

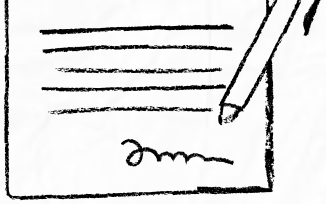
(For Refund of SD for Building & DB)

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.



our services doesn't just end there

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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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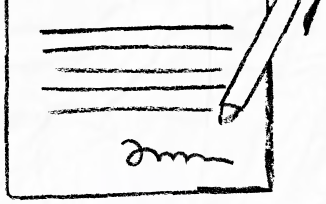
NRI & Investment Services

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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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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