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Project - Quarterly Progress Report

Promoter's Name	:	**CHAITANYA LIVING SPACES LLP**
Project Name	:	**CENTRUM**
Project Registration No	:	**TN/29/Building/0199/2020 Dated 01.07.2020**
Quarter Ending	:	**(MARCH) Year 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)	Flat No. 1A:174.10 Sq.M. Flat No. 2A: 170.38 Sq.M. Flat No. 2B: 170.11 Sq.M	515.59 Sq.M.
2.	Parking Lots	2 carparks/flat	6 carparks
3.	UDS Registered in Sq.m.	104.61 Sq.m. 100.10 Sq.m. 99.92 Sq.m.	304.63 Sq.m.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Only one Block	1. Internal painting works up to 1st Coat fully completed in all Flats. 2. Main Door Frame fixing work 10 Flats Completed, Sealer and 1st Coat Polish work 100% completed. Kitchen platform Granite laying work in Flat 2A, 2B, 3A, 3B, 4A, 4B, Completed, Flat 1A, 1B, 5B & 5A Modular Kitchen work. 2nd Floor Double height Roof Planter box and Flooring Granite laying work 100% completed.
2.	Status of common Amenities for each Block/Tower, Item wise		1. Lobby granite steps completed, Glass door fixing started now. 2. Aluminium louvers fixing completed, Service handrail

			work completed. 3. Stilt Floor Ceiling and Beam up to Primer work- 100% completed. 4. Electrical room with Panels erection, wiring and dressing/Termination completed. 5. Lobby False Ceiling work from 1st to 5th Floor Completed and Stilt Floor Double height Roof False Ceiling work completed. GF lobby false ceiling completed.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**730 Lakhs**

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0453/2022 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) -------NA------- (in PDF Format)

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

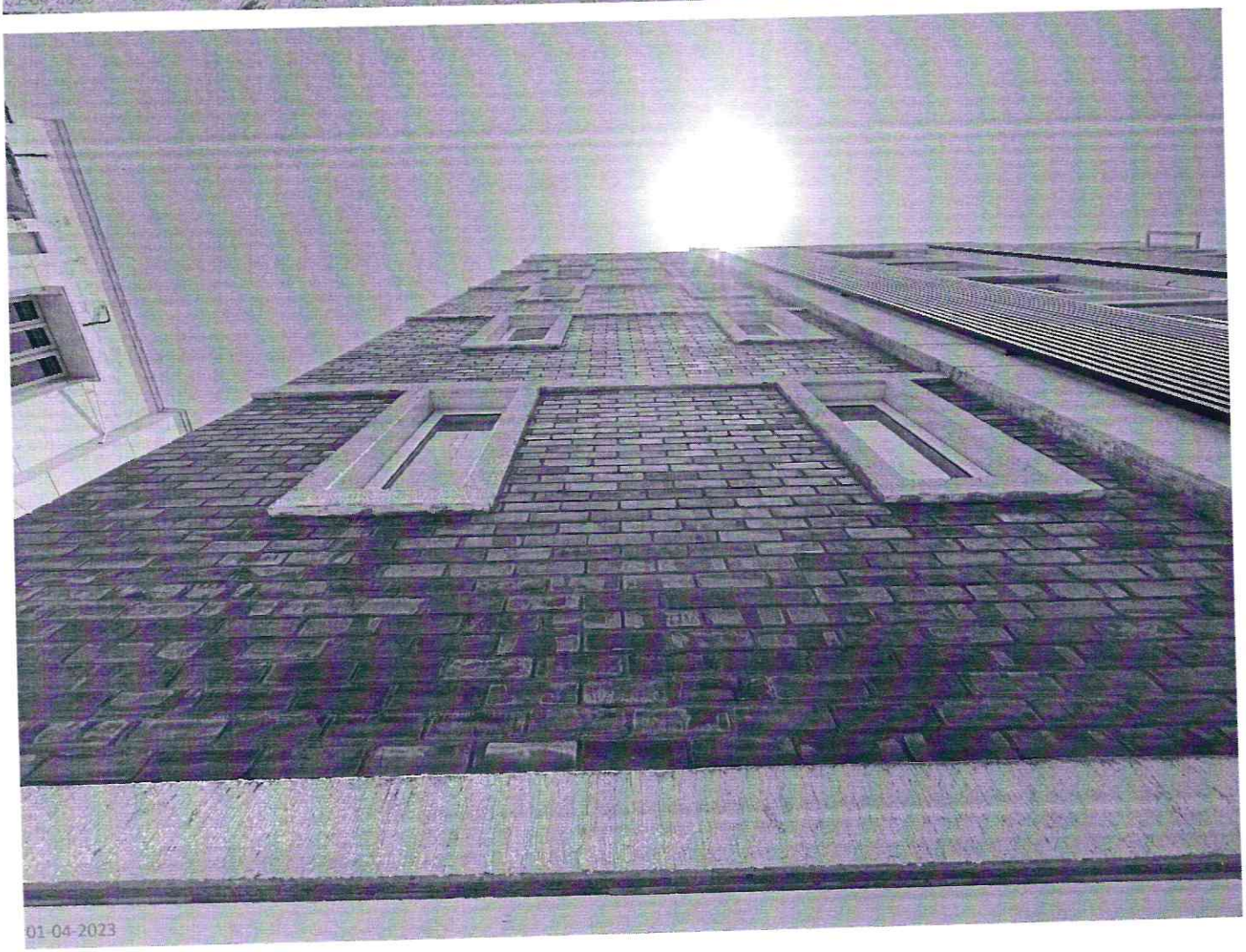
Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

CENTRUM

CHAITANYA

Site progress – April 2023

01-04-2023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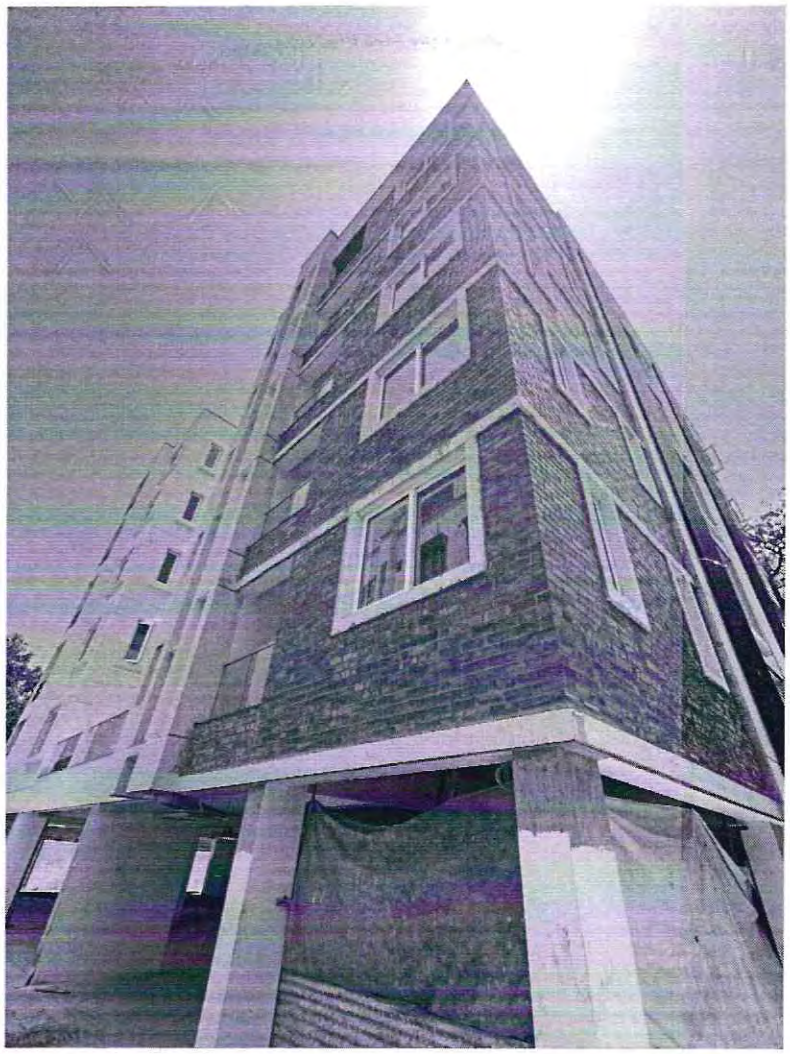

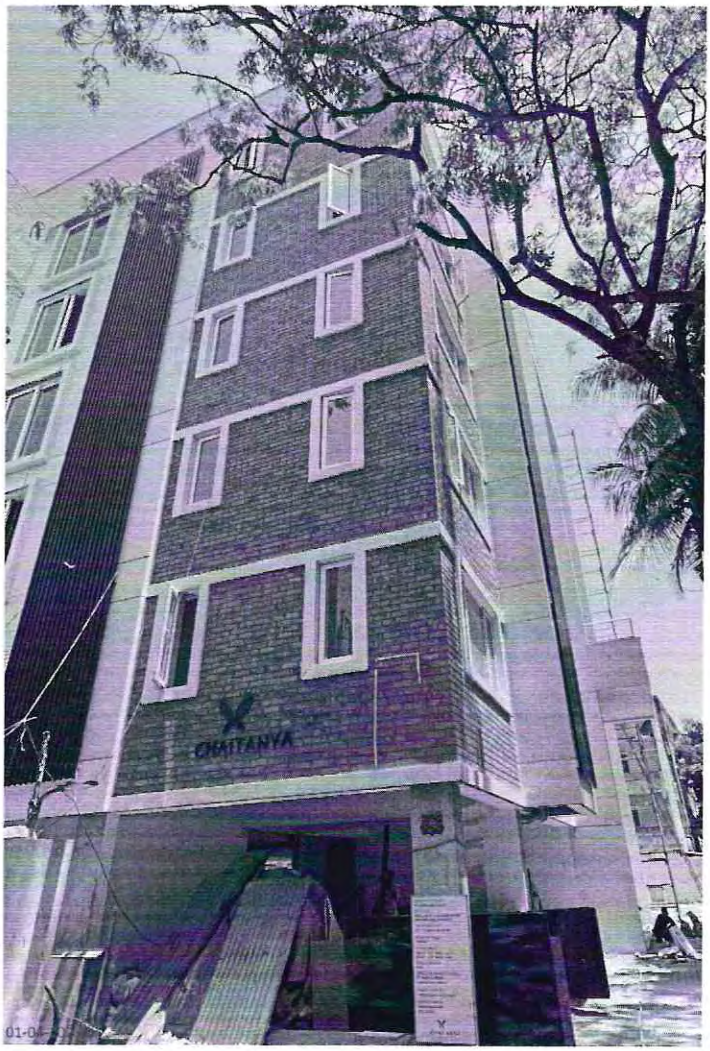
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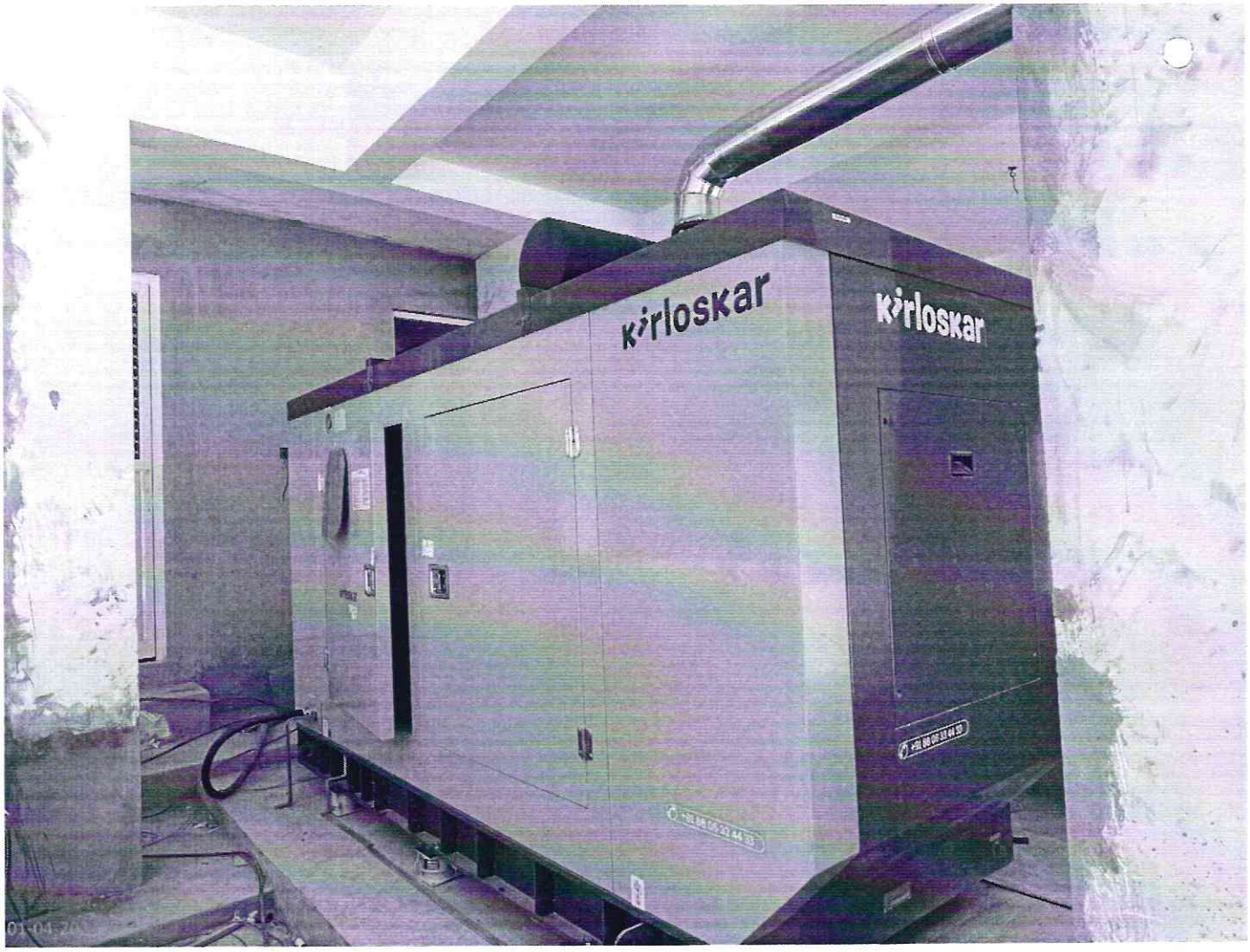
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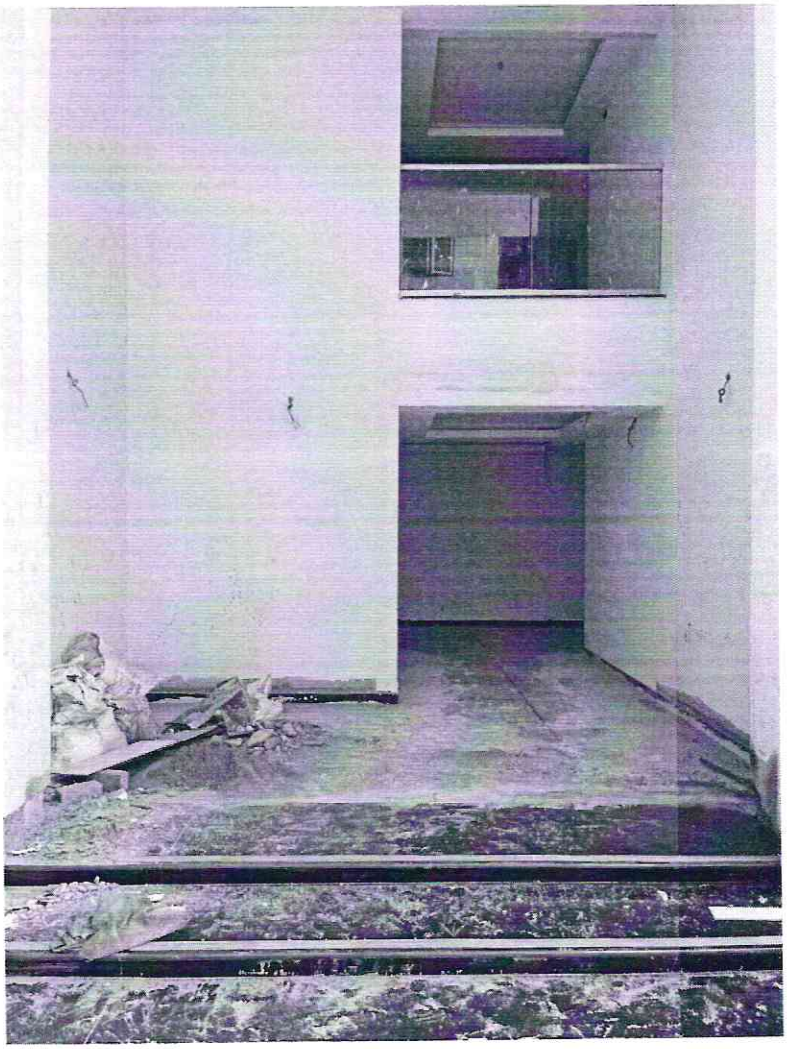

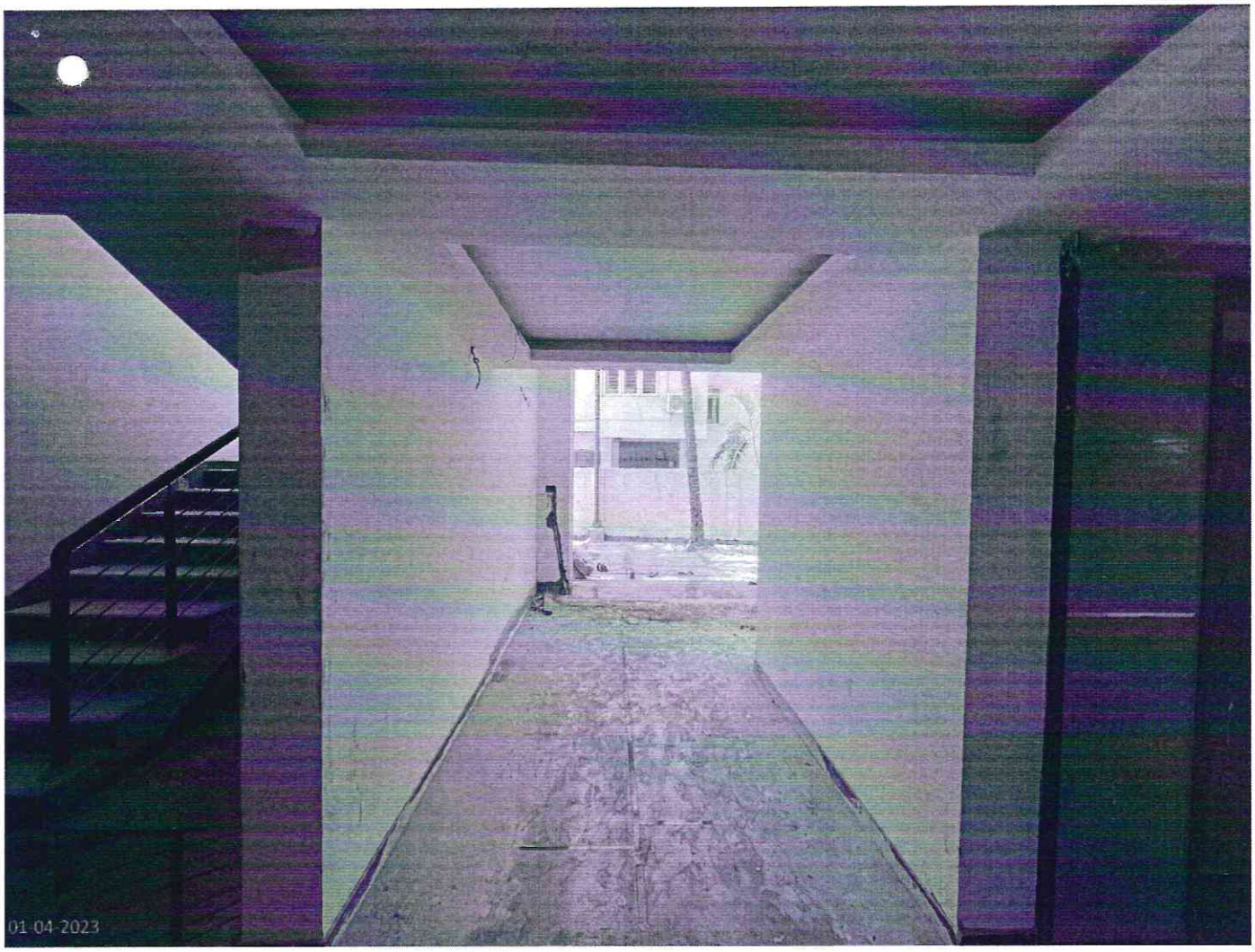
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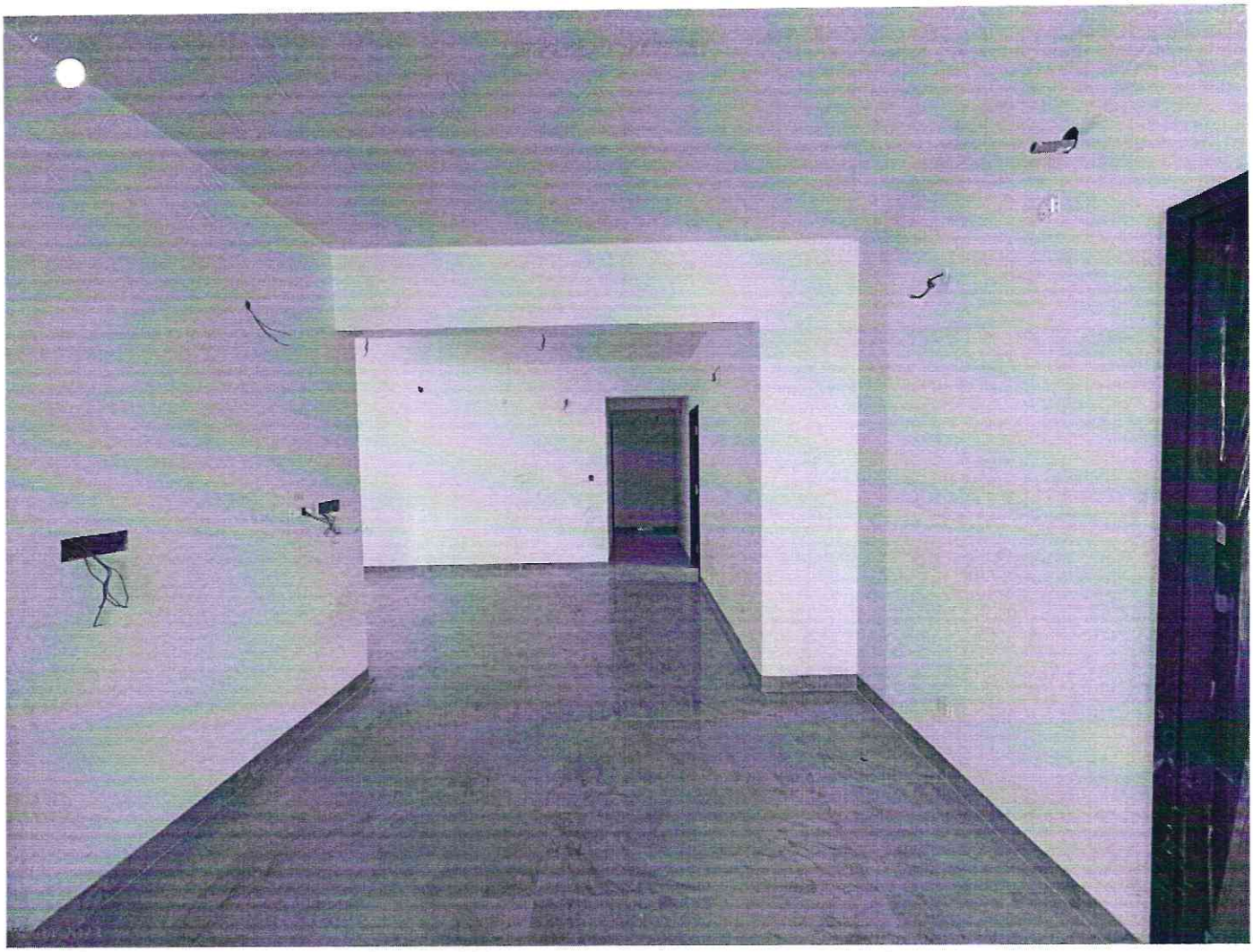

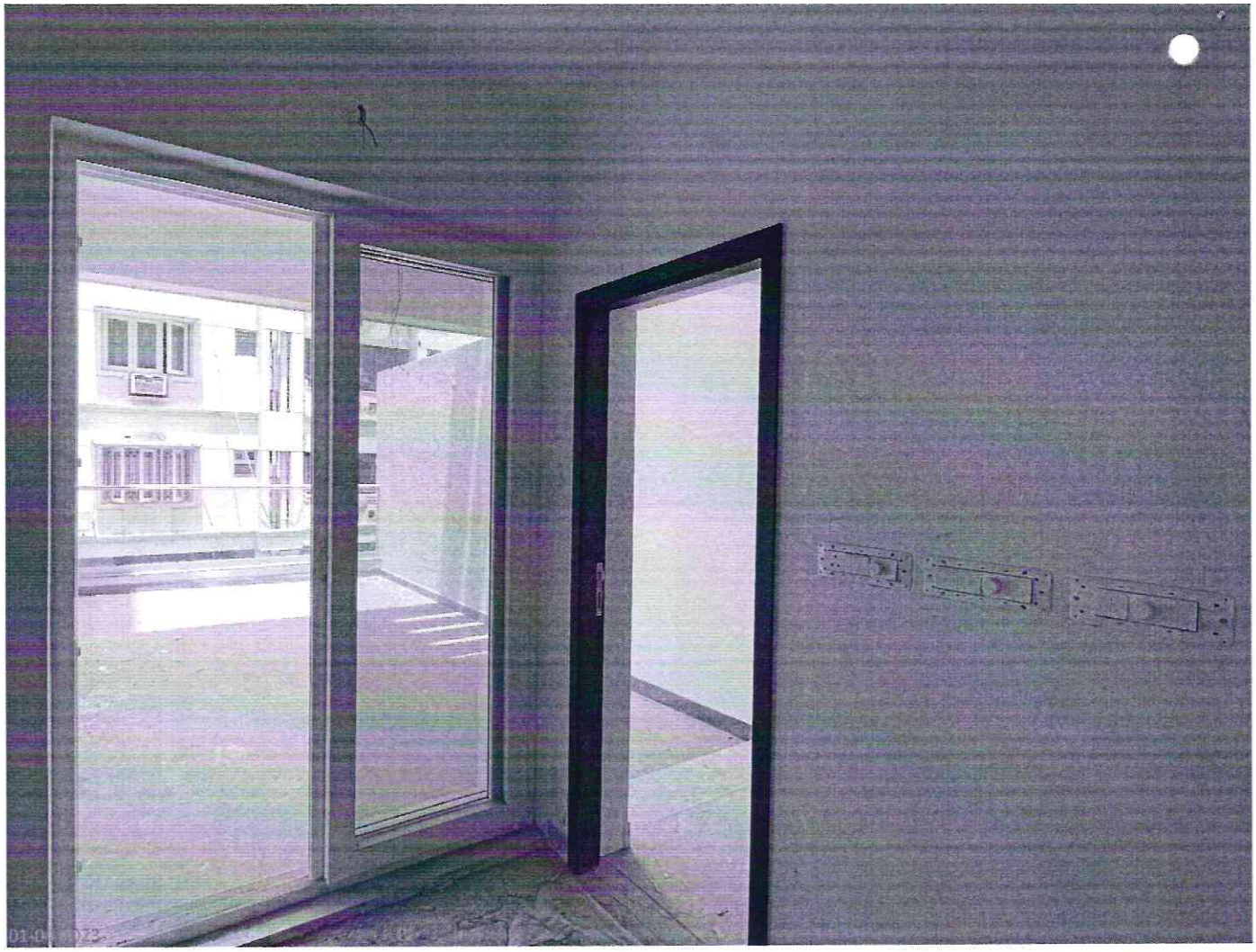
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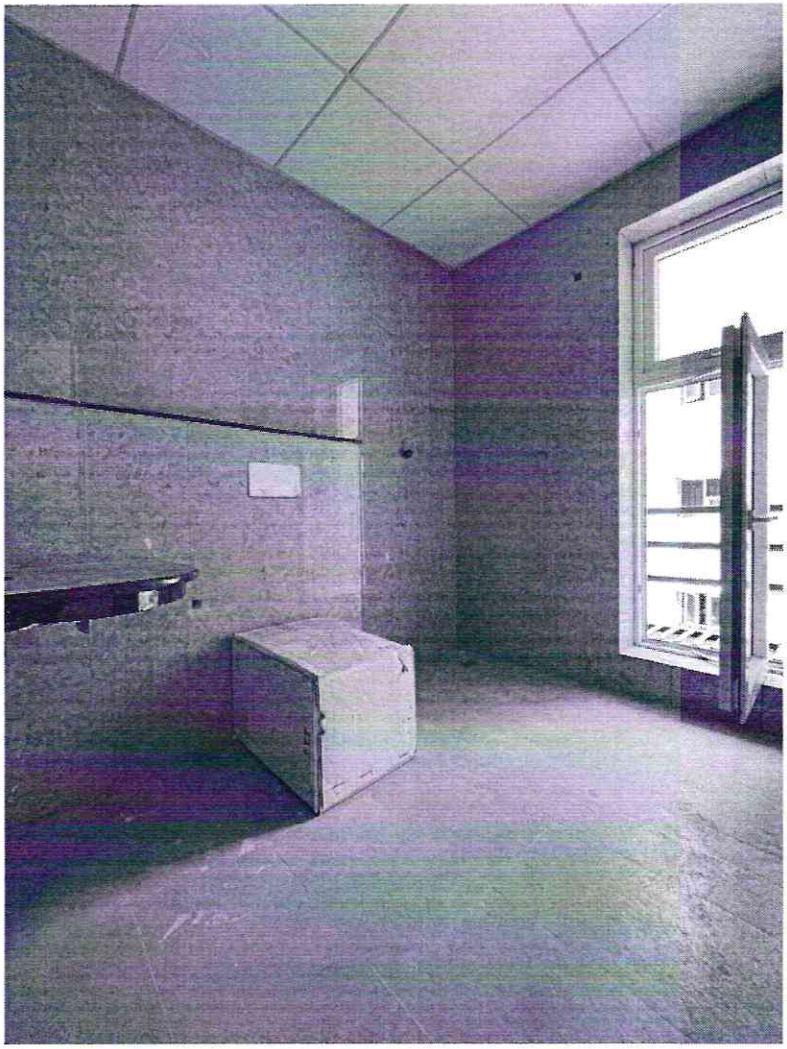

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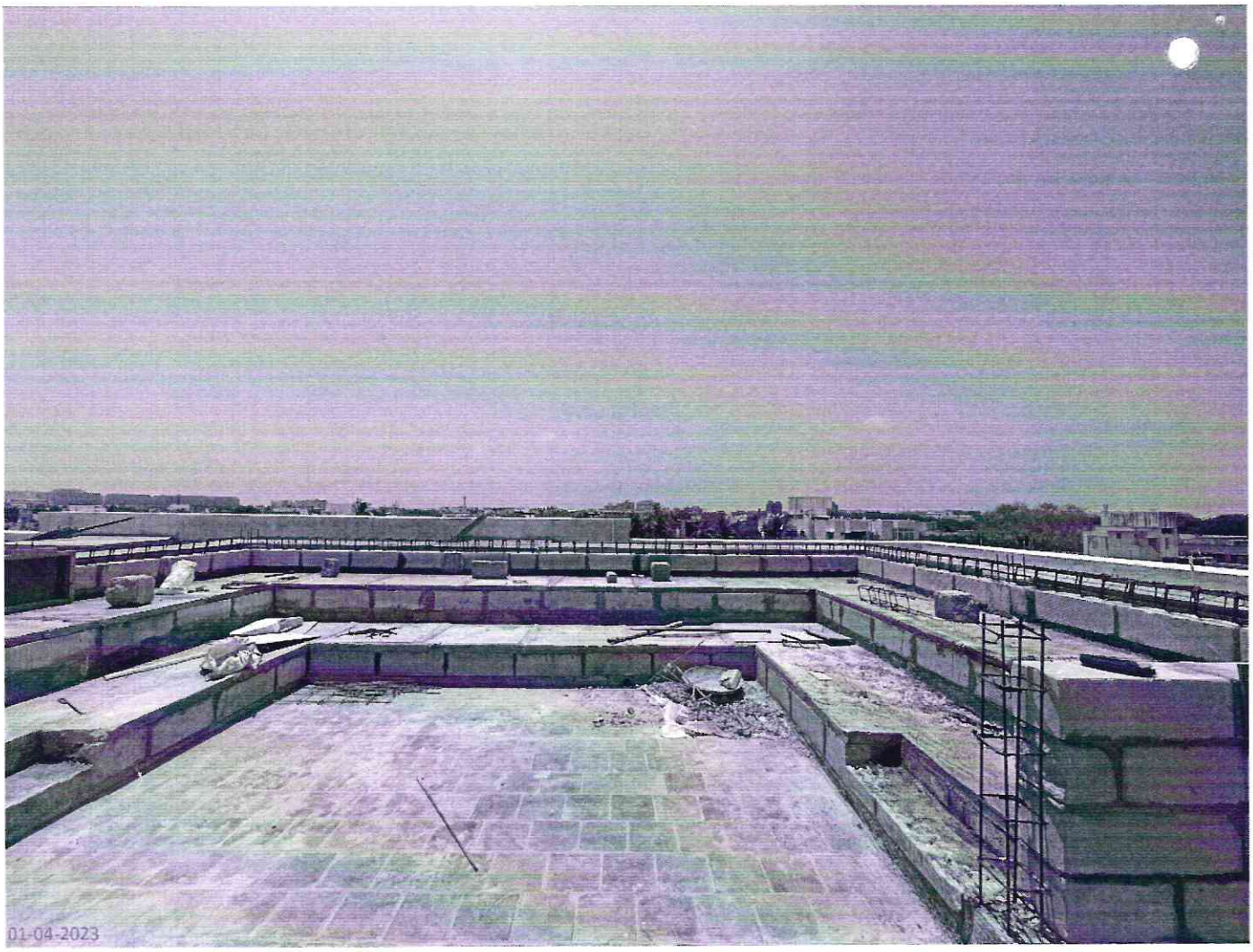
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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

Letter No. CMDA/CC/NHRB/S/0453/2022 **Dated: 02.03.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units of Plot No. 23, Old Door No.14, New Door No.7, then New Door No. 15, 2nd Crescent Park Road, Gandhi Nagar, Adyar, Chennai-20 comprised in Old S.No.9, T.S. No.36/2, Block No. 34 of Kottur Village within the limits 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.B/NHRB/342 A & B /2019 dated 29.10.2019 Permit No. 12925 in letter No. PP/NHRB/S(B2)/407/2019 dated 29.10.2019.
3. Completion Certificate Application received from M/s. Chaitanya Living Spaces LLP, Represented by its Partner Thiru.V.Mannu Reddy on 14.12.2022.
4. This office DC Advice Letter even No. dated 11.01.2023.
5. Applicant letter dated 24.02.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0022813 dated 23.01.2023.

*****

This is to certify that M/s. Chaitanya Living Spaces LLP, Represented by its Partner Thiru.V.Mannu Reddy has Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units of Plot No. 23, Old Door No.14, New Door No.7, then New Door No. 15, 2nd Crescent Park Road, Gandhi Nagar, Adyar, Chennai-20 comprised in S.No.9, T.S. No.36/2, Block No. 34 of Kottur Village within the limits of Greater Chennai Corporation 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 & TNCDBR.

Contd.,

CMDA/CC/NHRB/S/0453/2022

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/052/2023 dated 02.03.2023.**

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 reference 1th cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

02/03/2023

for MEMBER-SECRETARY

2/3/2023

Copy to:

1. M/s.Chaitanya Living Spaces LLP, Rep. by its Partner Thiru.V.Mannu Reddy, Banyan View, Door No.39, Karpagam Gardens 1st Main Road Adyar, Chennai – 600 020.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA letter No.TNRERA/2272/2020 & its Registration No. TN / 29 / Building / 0199 / 2020 dated 01.07.2020 valid up to 31.08.2022. Validity period extended till April 2023 in TNRERA Letter No. TNRERA/17026/2022 dated 22.02.2023)

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 No.B0014021 dated 16.09.2019 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.

FORM 4 (see Regulation 3)

ARCHITECT'S CERTIFICATE

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

Date : 28.04.2023

To,

M/s. Chaitanya Living Spaces LLP.,
"Banyan View", No. 39, Karpagam Gardens 1st Main Road,
Adyar, Chennai-600 020.

Subject: Certificate of Completion of Construction Work of **"CHAITANYA CENTRUM"** Residential Building **(TNRERA Registration Number: TN/29/Building/0199/2020, dated: 01.07.2020)** situated at Door No. 7, 2nd Crescent Park Road, Gandhi Nagar, Adyar, Chennai-600 020, demarcated by its boundaries (Latitude and Longitude of the end points), 13° 00' 39.14" N – 80° 15' 13.32" E to the North, 13° 00' 38.23" N – 80° 15' 12.87" E to the South, 13° 00' 38.66" N – 80° 15' 13.62" E to the East and 13° 00' 38.74" N – 80° 15' 12.56" E to the West, Kottur Village, Chennai Taluk, Greater Chennai Corporation land measuring 1,008.83 Sq.mt of area being developed by M/s. Chaitanya Living Spaces LLP.

Sir,

I am, **PRAMOD BALAKRISHNAN** have undertaken assignment as Engineer of certifying Completion of Construction Work of **"CHAITANYA CENTRUM"** Residential Building situated at New No. 7, 2nd Crescent Park Road, Gandhi Nagar, Adyar, Chennai-600 020, measuring 1,008.83 Sq.mts of area being developed by M/s. Chaitanya Living Spaces LLP.

1.Following technical professionals are appointed by Owner / Promoter: -

i) **Mr. Pramod Balakrishnan** as Architect / Engineer.

ii) **Dr. Alex Jacob** as Structural Consultant.

iii) **Mr. Pramod Balakrishnan** as MEP Consultant

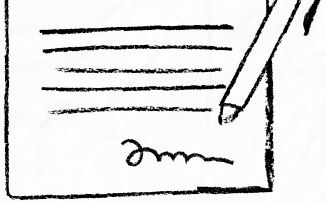
iv) **Mr. P. Jaisankar** as Site Supervisor.

2.Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **"CHAITANYA CENTRUM"** Residential Building has been completed in all aspects. The **"CHAITANYA CENTRUM"** Residential Building is granted Completion Certificate bearing number **C.C.NO. CMDA/CC/NHRB/S/0453/2022 dt: 02.03.2023** by Chennai Metropolitan Development Authority.

PRAMOD BALAKRISHNAN
RA
No.5,THIRD FLO... MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI-600 020.

Yours Faithfully,

PRAMOD BALAKRISHNAN
CMDA License No: RA/Gr.I/19/04/147



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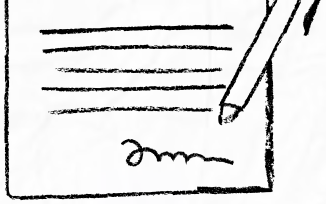

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