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### Project - Quarterly Progress Report – December 2022

|                         |   |                                                        |
|-------------------------|---|--------------------------------------------------------|
| Promoter's Name         | : | <b>MARUTHAM APARTMENT</b>                              |
| Project Name            | : | <b>MARUTHAM NEPTUNE</b>                                |
| Project Registration No | : | <b>TN/02/Building/0381/2020 dated 16.10.2020</b>       |
| Quarter Ending          | : | <b>(March / June / September / December) Year 2022</b> |

#### A. Sales

| Sl. No. | Description                                                                        | Cumulative No. of Units up to the Quarter | Total Area         |
|---------|------------------------------------------------------------------------------------|-------------------------------------------|--------------------|
| 1.      | Plots/Flats Booked size-wise (As given in Carpet Area Statement while registering) | 48                                        | 5994.94026 Sq. m.  |
| 2.      | Parking Lots                                                                       | NIL                                       | NIL                |
| 3.      | UDS Registered in Sq.m.                                                            | 46                                        | 2512.748522 Sq. m. |

#### B. Construction

| Sl. No. | Description                                                | Block/Tower No. | Status          |
|---------|------------------------------------------------------------|-----------------|-----------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | 1 & 2           | IMAGES ENCLOSED |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | 1 & 2           | IMAGES ENCLOSED |

| Sl.No. | Description                                             | Percentage  |
|--------|---------------------------------------------------------|-------------|
| 1.     | Percentage of Completion                                |             |
|        | i) Physical                                             | <b>100%</b> |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) | <b>100%</b> |

#### C. Details of Clearances

1. Completion Certificate No. **YES** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **YES** (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) **ENCLOSED** (in PDF Format)

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)".

## B.CONSTRUCTION

### Status of the Construction for the Quarter Ending Dec-2022

#### MARUTHAM GROUP

No 32, First Cross Street, Ganga Nagar, Kodambakkam, Chennai – 600 024

RERA Registration No: TN/29/Building/0189/2019 dated 08.11.2019

Name Of the Project: **Marutham Neptune**

Plan Type- Stilt + 5

Total Flats- 120 Units

| S. No | Stage Of Completion | Block / Floor           | Status           |
|-------|---------------------|-------------------------|------------------|
|       | <b>BLOCK 1</b>      |                         |                  |
| 1     | Inner Plastering    | Block 1 / Fifth Floor   | 100% Completed   |
| 2     | External Plastering | All Floors              | 100% Completed   |
|       |                     |                         |                  |
| 1     | Water Proofing      | Block 1 / Fourth Floor  | 100% Completed   |
| 2     | Water Proofing      | Block 1 / Fifth Floor   | 100% Completed   |
| 3     | Water Proofing      | Block 1 / Terrace Floor | 100% Completed   |
|       |                     |                         |                  |
| 1     | Tiling              | Block 2 / Fourth Floor  | 100% Completed   |
| 2     | Tiling              | Block 2 / Fifth Floor   | 100% Completed   |
|       |                     |                         |                  |
| 1     | Painting            | Block 1 / First Floor   | 100% Completed   |
| 2     | Painting            | Block 1 / Second Floor  | 100% Completed   |
| 3     | Painting            | Block 1 / Third Floor   | 100% Completed   |
| 4     | Painting            | Block 1 / Fourth Floor  | 100% Completed   |
| 5     | Painting            | Block 1 / Fifth Floor   | 100% Completed   |
|       |                     |                         |                  |
| 1     | Joinery Works       | Block 1 / First Floor   | 100% Completed   |
| 2     | Joinery Works       | Block 1 / Second Floor  | 100% Completed   |
| 3     | Joinery Works       | Block 1 / Third Floor   | 100% Completed   |
| 4     | Joinery Works       | Block 1 / Fourth Floor  | Work On Progress |
| 5     | Joinery Works       | Block 1 / Fifth Floor   | Work On Progress |
|       |                     |                         |                  |
| 1     | Painting            | Block 1 / External      | 100% Completed   |
|       |                     |                         |                  |
|       |                     |                         |                  |
|       |                     |                         |                  |

|   |                |                        |                |
|---|----------------|------------------------|----------------|
|   | <b>BLOCK 2</b> |                        |                |
| 1 | Joinery Works  | Block 2 / First Floor  | 100% Completed |
| 2 | Joinery Works  | Block 2 / Second Floor | 100% Completed |
| 3 | Joinery Works  | Block 2 / Third Floor  | 100% Completed |
| 4 | Joinery Works  | Block 2 / Fourth Floor | 100% Completed |
| 5 | Joinery Works  | Block 2 / Fifth Floor  | 100% Completed |
|   |                |                        |                |
|   |                |                        |                |
| 1 | Painting       | Block 2 / First Floor  | 100% Completed |
| 2 | Painting       | Block 2 / Second Floor | 100% Completed |
| 3 | Painting       | Block 2 / Third Floor  | 100% Completed |
| 4 | Painting       | Block 2 / Fourth Floor | 100% Completed |
| 5 | Painting       | Block 2 / Fifth Floor  | 100% Completed |
|   |                |                        |                |
| 1 | Painting       | Block 1 / External     | 100% Completed |

**MARUTHAM NEPTUNE**  
**PHOTOS OF THE PROJECT FOR THE QUARTER ENDING**  
**SEPTEMBER - 2022**

RERA Registration No: TN/02/Building/0381/2020 dated 16.10.2020

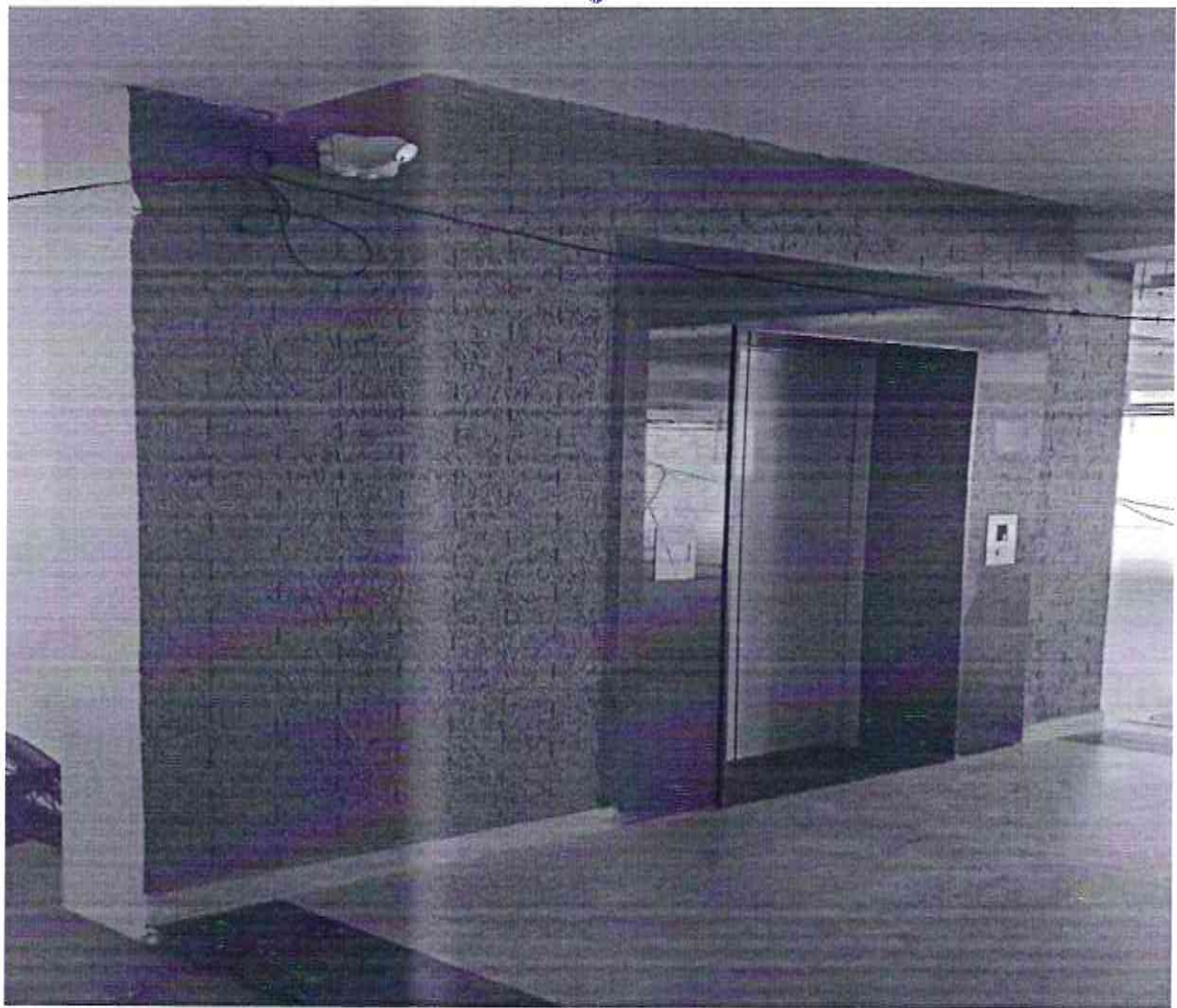
**BLOCK -II**



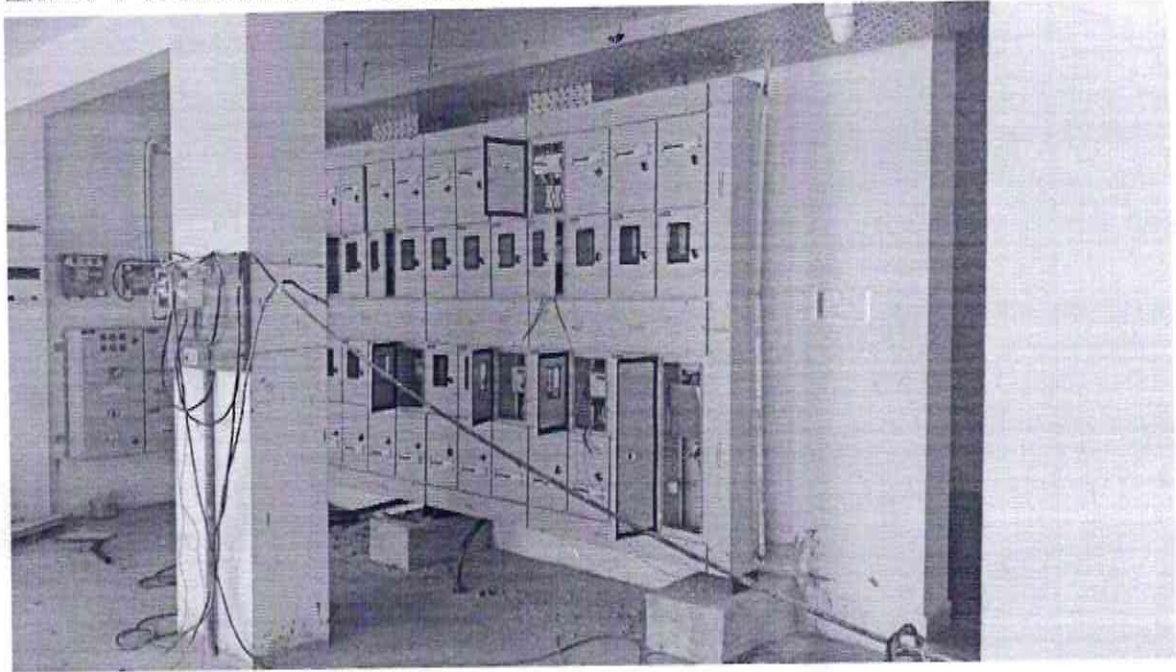
## BLOCK-1



## LIFT & CCTV



## **E.B. PANNEL BOARD**



## **STP**





# 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/C/0402/2022

Dated: 05-12-2022

Sir,

**Sub:** CMDA – Enforcement Cell (Central-I) – Completed construction of Group development of residential building with 3 blocks Block 1 & 2 consists of Stilt + 5 floor residential building with 120 dwelling units totally and Block No.3 consists of Stilt + 2 floors building with Gym, Kids play area, Association room and Indoor games at Door No.51, N.T.Patel road, Thiruvalluvar salai, Muneeswaran street / V.O.C. street / Annai Terasa street, Nerkundram, Chennai in S.No.263/43, 267/18, 268/1(pt), 268/2A1A1, 269/10, 280/2 & 281/15 of Nerkundram village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission B/NHRB/88 A-H/2020, in letter No. PP/NHRB/C/610/2019 dated 09.03.2020 in Planning Permit No. 13357
  2. Completion Certificate application through online dated 31.10.2022.
  3. This office letter even no. dated 28.11.2022 addressed to the applicant.
  4. Applicant letter along with Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0022520, dated 30.11.2022
  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 Thiru. R.Govindarajan GPA Holder for 1) M/s. Bombay Ammonia (Madras) Private limited 2) M/s. Neptune Refrigeration company pvt ltd has constructed the Group development of residential building with 3 blocks Block 1&2 consists of Stilt + 5 floor residential building with 120 dwelling units totally and Block No.3 consists of Stilt + 2 floors building with Gym, Kids play area, Association room and Indoor games at Door No.51, N.T.Patel road, Thiruvalluvar salai, Muneeswaran street / V.O.C. street / Annai Terasa street, Nerkundram, Chennai in S.No.263/43, 267/18, 268/1(pt), 268/2A1A1, 269/10, 280/2 & 281/15 of Nerkundram village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1<sup>st</sup> cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

//pto//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I / 392 /2022, dated: 05-12-2022.

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 5<sup>th</sup> cited (Also indicated in the Planning Permission approval letter 1<sup>st</sup> cited).

Yours faithfully,

*S.K. Nair*  
5.12.2022  
for MEMBER-SECRETARY

Copy to:

1. Thiru. R.Govindarajan GPA Holder for  
1.M/s. Bombay Ammonia (Madras) Private limited  
2.M/s. Neptune Refrigeration company pvt ltd,  
No.32, Ganga Nagar, 1<sup>st</sup> cross street,  
Kodambakkam, Chennai - 24
- 2 The Chairperson, TNRERA  
CMDA - Tower-II (1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8.
3. The Deputy Financial Analyst  
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell, CMDA,  
(to update Webpage)

The TNRERA registration certificate for the project vide letter No.TNRERA/3990/2020 registration No. TN/02/Building/ 0381/ 2020 dated 16.10.2020 valid up to 30.06.2023

(For Refund of Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No. B0015345 dated 24.12.2019 in file No. PP/NHRB/C/610/2019)

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.

**FORM-4**  
**ARCHITECT'S CERTIFICATE**

Date: 05.04.2023

To

Marutham Appartment  
No.32, Ganga Nagar 1<sup>st</sup> Cross Street  
Kodambakkam  
Chennai – 600024.

Subject: Certificate of Completion of Construction Work of “**MARUTHAM NEPTUNE**” Residential Building of the Project TNRERA Registration Number. TN/02/Building/0381/2020 dated 16/10/2020 situated on the Plot bearing Door No.51, N.T.Patael Road, Nerkundram, Chennai – 600107, Comprised in Survey Nos. 263/43, 267/18, 269/10, 268/1Part, 268/2A1A1, 280/2,281/15, demarcated by its boundaries 13.060798, 80.182235 to the North 13.058884, 80.182552 to the South 13.059815, 80.182214 to the East 13.059815, 80.182847 to the West of Nerkundram Village, Maduravoyal Taluk, Chennai Dist, measuring 7972sq.mts. area being developed by Marutham Appartment.

Sir,

1. I/We have undertaken assignment as Architect of certifying completion of Construction Work “**MARUTHAM NEPTUNE**” Building of the Project TNRERA Registration Number. TN/02/Building/0381/2020 dated 16/10/2020 situated on the Plot bearing Door No.51, N.T.Patael Road, Nerkundram, Chennai – 600107, Comprised in Survey Nos. 263/43, 267/18, 269/10, 268/1Part, 268/2A1A1, 280/2,281/15, of Nerkundram Village, Maduravoyal Taluk, Chennai Dist, measuring 7972sq.mts. Area being developed by Marutham Appartment.

2. Following technical professionals are appointed by Owner/Promoter:

- (i) Mr.S.Muralidharan as Architect/Engineer
- (ii) Mr.S.Padmanaban as Structural Consultant
- (iii) M/s/Thiru/Tmt. NIL as MEP Consultant
- (iv) Mr.P.Sabarivasan as Site Supervisor/Clerk of Works.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge. I/We here by certify that Marutham Neptune Building has been completed in all aspects. The "**Marutham Neptune**" Building is granted Completion Certificate bearing Number. **EC/CENTRAL-I/392/2022** dated 05.12.2022 by CMDA.

Yours Faithfully,



**S. MURALIDHARAN**

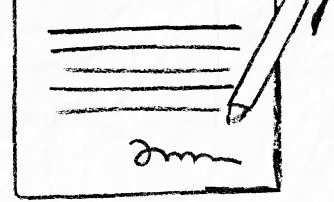
Architects, Town Planners, Engineers

And Project Management

Registered Council of Architecture

No. CA / 2003 / 31565

No. 5-V/3, Amarasvathy Nagar 3rd East  
Cross St., Arumbakkam, Chennai-600 105



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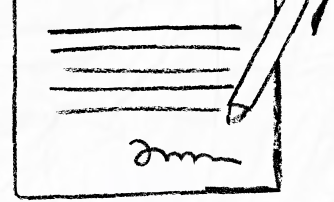
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