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Project - Quarterly Progress Report

Promoter's Name	:	SABARI CONSTRUCTIONS & HOUSING PRIVATE LIMITED
Project Name	:	SUNSHINE
Project Registration No	:	TN/29/Building/0039/2020
Quarter Ending	:	SEPTEMBER 2022

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)	2	282.42
2.	Parking Lots	3	
3.	UDS Registered in Sq.m.	2	131.22

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	100%	Project Completed
2.	Status of common Amenities for each Block/Tower, Item wise	100%	Project Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net project cost in lakhs)	3.04 Crore

C. Details of Clearances

1. Completion Certificate No. **C.C.No.EC/Central-II/187/2022 Dated 01.07.2022**
2. Compliance Report, if any (Kindly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 – Enclosed

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

Sabari Constructions & Housing Pvt. Ltd.

FLAT PROMOTERS

AA-49, 3rd MAIN ROAD, 2nd STREET, ANNA NAGAR, CHENNAI - 600 040.
TELEPHONE : 2621 3553 (4 LINES). FAX : 2619 3553

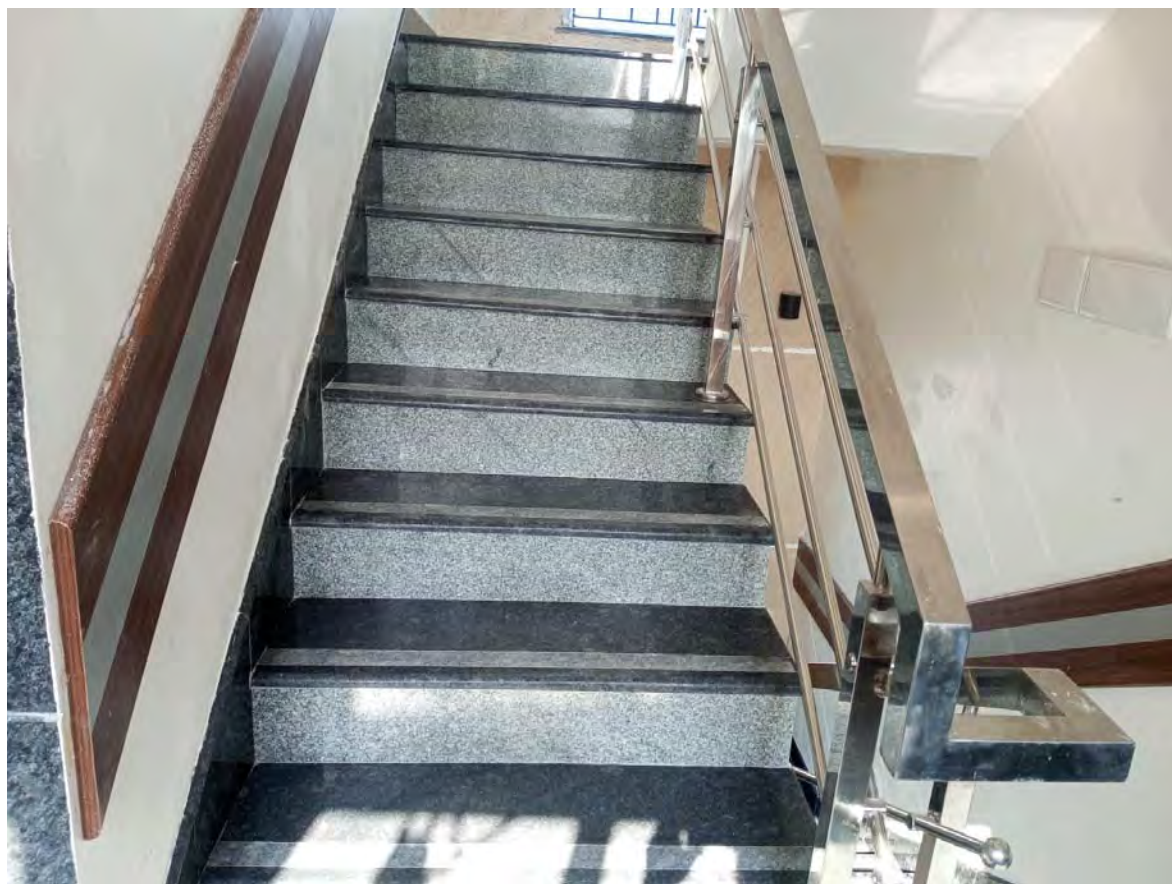
Site condition photos:



Sabari Constructions & Housing Pvt. Ltd.

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AA-49, 3rd MAIN ROAD, 2nd STREET, ANNA NAGAR, CHENNAI - 600 040.
TELEPHONE : 2621 3553 (4 LINES). FAX : 2619 3553



I.SOUNDARYA

Registered Architect: CA/2018/94077

Address: No:31/7, Ujjini street, Ayanavaram,
Chennai-600023.

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 19.10.2022

To

M/s Sabari Constructions & Housing Private Limited

AA-49, 2nd Street, 3rd Main Road,
Anna Nagar, Chennai- 600 040.

Subject: Certificate of Completion of Construction Work of **“SUNSHINE”** Residential Building (TNRERA Registration Number **TN/29/Building/0039/2020**) situated at Plot No.9 Old Door No.6, New Door No.42, Ramakrishna Street, T.Nagar, Chennai-600 017;, comprised in old T.S.No.7918, New T.S.No.7918/2, Block No.106 of Thyagaraya Nagar Village, Mambalam-Guindy Taluk, Chennai District, demarcated by its boundaries (latitude and longitude of the end points) 13°02'57.6" North 80°13'52.3" East of measuring an extent of 2 Ground and 850 Sq.Ft (or 5650 Sq.ft.) area being developed by **M/s Sabari Constructions & Housing Private Limited.**

Sir,

I am **Soundarya.I**, have undertaken assignment as Architect of certifying completion of Construction Work **“SUNSHINE”** Residential Building situated at Plot No.9 Old Door No.6, New Door No.42, Ramakrishna Street, T.Nagar, Chennai-600 017;, comprised in old T.S.No.7918, New T.S.No.7918/2, Block No.106 of Thyagaraya Nagar Village, Mambalam-Guindy Taluk, Chennai District, measuring an extent of 2 Ground and 850 Sq.Ft (or 5650 Sq.ft.). area being developed by M/s Sabari Constructions & Housing Private Limited.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) **Ms I.Soundarya** as Architect/Engineer
- (ii) **Thiru. S.Soundarapandian** as Structural Consultant
- (iii) **Thiru. Chithirakkannu** as Site Supervisor.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **“SUNSHINE”** Residential Building has been completed in all aspects. The **“SUNSHINE”** Residential Building is granted Completion Certificate bearing file number CMDA/CC/NHRB/C/0123/2022 Vide C.C.No.EC/Central-II/187/2022 dated 01.07.2022 by Chennai Metropolitan Development Authority.

Yours Faithfully,



SOUNDARYA.I, B.Arch

Registered Architect

Council of Architecture: CA/2018/94077

CMDA Regn. No.RE/Gr.I/19/03/122

No.31/7, Ujjini Street, Ayanavaram,

Chennai-600 023.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

Sunshine

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/0123/2022

Dated:01-07-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 4 Floors residential building with 8 Dwelling Units at Plot No.9, Old Door No.6, New Door No.42, Ramakrishna Street, T. Nagar, Chennai comprised in Old T.S. No.7918, New T.S. No.7918/2, Block No.106 of T. Nagar Village within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/NHRB/167/2019 in Letter No. PP/SB/C/270/2019, dated 25.07.2019, Planning Permit No.12650.
 2. Completion Certificate application through online dated 28.03.2022.
 3. This office letter even no. dated 27.04.2022 addressed to the applicant
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0021355, dated 05.05.2022.
 5. TNRERA Lr. No.TNRERA/9171/2022, dated 30.06.2022 valid upto 31.12.2022
 6. 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. Sabari Constructions and Housing Pvt. Ltd., Rep. by its Director U. Preetham Karthik** have constructed Stilt Floor + 4 Floors residential building with 8 Dwelling Units at Plot No.9, Old Door No.6, New Door No.42, Ramakrishna Street, T. Nagar, Chennai comprised in Old T.S. No.7918, New T.S. No.7918/2, Block No.106 of T. Nagar Village within the limits of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II /187/2022, dated:01-07-2022.**

//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 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

SK 1.7.2022

for **MEMBER-SECRETARY**

8 1/7/2022

Copy to:

1. **M/s. Sabari Constructions and Housing Pvt. Ltd.,**
Rep. by its Director U. Preetham Karthik
No.AA-36, 3rd Street, 3rd Main Road
Anna Nagar, Chennai – 600 040
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No.B0012724, dated 05.07.2019)
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.



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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

3/350/2 Mettukuppam,
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