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FORM 4 (see Regulation 3)

ARCHITECT'S CERTIFICATE

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

Date: 08. 01 .2021

To,

M/s.Ramaniyam Real Estates Pvt Ltd.,

No:17/35,Second Main Road,

Gandhi Nagar, Adyar, Chennai – 600 020.

Subject: Certificate of Completion of Construction Work of **"RAMANIYAM SUDHARMA"** Residential Building **(TNRERA Registration Number TN / 29 / Building / 0409 / 2020, dated:06.11.2020)** situated at , Door no.A-12, 23rd cross Street, GOCH Colony, Besant Nagar, Chennai – 600 090, Comprised in T.S.No:1/49 as per patta , Block No.41 of Urur Village, Greater Chennai Corporation, Zone – XIII , Division – 176 demarcated by its boundaries (Latitude and Longitude of the end points) 12°59'54.0" N – 80°16'09.2" E, 12°59'54.7" N - 80°16'09.3" E, 12°59'54.5" N – 80°16'10.5" E, 12°59'53.9" N – 80°16'10.4" E , Urur Village , Velachery Taluk , Chennai District – 600 090 land measuring 636.50 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.

Sir,

I am, **SHANTHI ARUL MURUGAN** , have undertaken assignment as Architect of certifying Completion of Construction Work of **"RAMANIYAM SUDHARMA"** Residential Building situated T.S.No:1/49 (as per patta), Block No.41 of Urur Village , Velachery Taluk , Greater Chennai Corporation on the plot bearing measuring 636.50 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

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

   i) **SHANTHI ARUL MURUGAN** as Architect.

   ii) **Mr.V.JAGEN** as Structural Consultant.

   iii) **In House Design Team of M/s.Ramaniyam Real Estates Pvt Ltd** as MEP Consultant

   iv) **Mr.M.JAYARAMAN** as Site Supervisor / Clerk of Works.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that **"RAMANIYAM SUDHARMA "** Residential Building has been completed in all aspects. The **"RAMANIYAM SUDHARMA "** Residential Building is granted Completion Certificate bearing number **CC.NO.EC / SOUTH – I / 158 / 2020, dated: 08.09.2020** by Chennai Metropolitan Development Authority.

Yours Faithfully,

SHANTHI ARULMURUGAN
REGISTERED ARCHITECT-CA/2016/76458
FLAT No.MD, RAMANIYAM MYTHRI APTS,
PLOT No.18, ECR, THIRUVANMIYUR,
CHENNAI - 600 041.

SHANTHI ARUL MURUGAN (Registered Architect Grade-I)

CMDA REGN No: RA / Gr.I / 19 / 03 / 46

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, 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, TNEB,
Anna Salai, Chennai-600 002.
2) The Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0061/2020 **Dated: 08-09-2020**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at A-12, 23rd Cross Street, GOCH Colony, Besant Nagar, Chennai 600 090 comprised in Old S.No.127 part, 17 part, T.S. No.1/49, Block No.41 (as per patta) of Urur village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref: 1) CMDA Planning Permission No. B/NHRB/123/2019 Permit No.12606 in letter No. PP/SB/S(B2)/0120/2019 dated 17.06.2019.
2) Completion Certificate Application from Major M.S. Prakash & 7 Others, Rep. by its authorized signatory, Thiru M. Chandru, M/s. Ramaniyam Real Estates (P) Ltd. (GPA holder) dated 31.07.2020
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017199 dated 04.09.2020.
4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

*****

This is to certify that Major M.S. Prakash & 7 Others, Rep. by its authorized signatory, Thiru M. Chandru, M/s. Ramaniyam Real Estates (P) Ltd. (GPA holder) have constructed Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at A-12, 23rd Cross Street, GOCH Colony, Besant Nagar, Chennai 600 090 comprised in Old S.No.127 part, 17 part, T.S. No.1/49, Block No.41 (as per patta) of Urur village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/123/2019 Permit No.12606 in letter No. PP/SB/S(B2)/0120/2019 dated 17.06.2019. 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.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 158 /2020 dated 08-09-2020.**

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 is issued subject to outcome of the Hon'ble High Court order in the reference 4th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

08/9/2020

for MEMBER-SECRETARY

8.9.20

Copy to:

1. Major M.S. Prakash & 7 Others
   Rep. by its authorized signatory Thiru M. Chandru
   M/s. Ramaniyam Real Estates (P) Ltd. (GPA holder)
   Door No.17/35, 2nd Main Road
   Gandhi Nagar, Adyar, Chennai 600 020

2. The Chairperson, TNRERA/A3/3038/2020-2 dated 04.09.2020
   TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai – 600 008

3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and
   Finance Division, CMDA 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.

PROJECT NAME : RAMANIYAM SUDHARMA
TNRERA REGISTRATION NO.TN / 29 / Building / 0409 / 2020

FRONT (SOUTH) SIDE ELEVATION



LIFT LOBBY



PROJECT NAME : RAMANIYAM SUDHARMA
TNRERA REGISTRATION NO.TN / 29 / Building / 0409 / 2020

LIVING ROOM



DINING ROOM



PROJECT NAME : RAMANIYAM SUDHARMA
TNRERA REGISTRATION NO.TN / 29 / Building / 0409 / 2020

BEDROOM-1



BEDROOM-2



PROJECT NAME : RAMANIYAM SUDHARMA
TNRERA REGISTRATION NO.TN / 29 / Building / 0409 / 2020

BEDROOM-3



KITCHEN



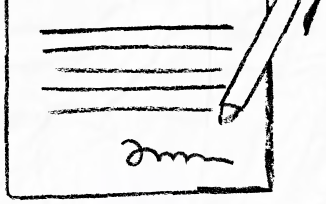
PROPROJECT NAME : RAMANIYAM SUDHARMA
TNRERA REGISTRATION NO.TN / 29 / Building / 0409 / 2020

TOILET



STILT FLOOR CAR PARK





our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

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

Property Development & Approvals

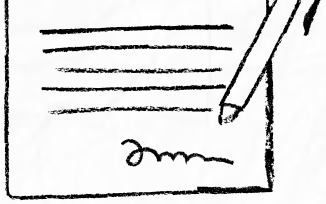
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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