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Project - Quarterly Progress Report

Promoter's Name	:	VIGNESHWARA HOMES PVT LTD
Project Name	:	KASTHURI'S GRANDEUR
Project Registration No	:	TN/29/BUILDING/0410/2020 , DATED 06/11/2020
Quarter Ending	:	DECEMBER 2022

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)	1	119.24
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	1	49.42

B. Construction

S.No	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	ALL WORK COMPLETED AND READY FOR POSSESSION	COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise	WATER SUMP/WATER TANK/ HEAD ROOM /LIFT ROOM/OVERHEAD TANK	COMPLETED

S.No	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100.00%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	477 Lakhs

C. Details of Clearances

1. Completion Certificate No. -----NA-----
2. Compliance Report, if any (Kindly Specify) ----- NA -----
3. Annual Audit Report of Special Account in Form 7 -----NA-----

D. Latest Photo with Date (Atleast from 2 angles): PHOTO ENCLOSED -

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date:15/02/2023

To

M/s Vigneshwara Homes Pvt Ltd

No 15/33 Cenotaph Road 1st street,

Teynampet , Chennai - 600018

Subject: Certificate of Completion of Construction Work of Kasthuri's Grandeur Building/1 Block of the Building of the Project (TNRERA Registration Number **TN/29/Building/0410/2020 dated 06/11/2020** situated on the Plot bearing Survey no./Plot no./Door No 534 & 536 Sivaraman Street, Ramnagar North extn, Madipakkam, Chennai - 600091 demarcated by its boundaries (latitude and longitude of the endpoints) (12.966935 and 80.208533) Vacant land To the North 30 feet road to the South Plot no 532 to the East Aswini foundation to the West of Division Madipakkam Village , Sholinganallur Taluk , Chennai District measuring 506. 69 sq.mts. area being developed by (Promoter's Name) M/s Vigneshwara Homes Pvt Ltd .

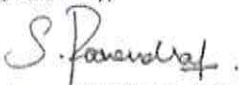
Sir,

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Kasthuri's Grandeur Building/Block/Tower 1 of the Building situated on the plot No./Survey no./ Door no_534 & 536 Sivaraman Street , Ramnagar North extn , Madipakkam , Chennai - 600091 of Division Madipakkam Village , Sholinganallur Taluk , Chennai District measuring **506. 69 sq.mts.** area being developed by (Promoter's Name) M/s Vigneshwara Homes Pvt Ltd Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. **S Poovendran** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **Er S Shankar** as Structural Consultant
- (iii) M/s/Thiru/Tmt. as MEP Consultant
- (iv) M/s/Thiru/Tmt. as Site Supervisor/Clerk of Works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Kasthuri's Grandeur Building/ Block of the Building has been completed in all aspects. The Kasthuri's Grandeur Building/ 1Block of the Building is granted Completion Certificate bearing number **EC/SOUTH-II/375/2022 dated 18/11/2022** by Member Secretary - CMDA.(Competent Authority) .

Yours Faithfully,



Signature of Architect & Name with Seal

S. POOVENDRAN, B.E., (CIVIL)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR - II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail: poovendran1993@gmail.com
Mobile: +91 - 73738 76844

**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/S/0369/2022

Dated:18.11.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.534 Part & 536 Part, Sivaraman Street, Rajagopalapuram Layout now Ram Nagar North Extension, Madipakkam, Chennai in Old S.No.63/6 & 63/8, Patta S.No.63/31A, 63/31B & 63/32A of Madipakkam 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/368/2019, in Planning Permit No.12951 in Final letter No.PP/NHRB/S(B1)/ 569/2019 dated 07.11.2019.
 3. Completion Certificate Application received from M/s.Vigneswara Homes (P) Ltd., represented by its MD Thiru.N.R.K.Venkat, GPA for 1.Thiru.K.Purushothaman & 2.Tmt.K. Divyalakshmi on 20.09.2022.
 4. This office D.C.Letter even No, dated 11.11.2022.
 5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022422 dated 14.11.2022.

This is to certify that M/s.Vigneswara Homes (P) Ltd., represented by its MD Thiru.N.R.K.Venkat, GPA for 1.Thiru.K.Purushothaman & 2.Tmt.K. Divyalakshmi has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.534 Part & 536 Part, Sivaraman Street, Rajagopalapuram Layout now Ram Nagar North Extension, Madipakkam, Chennai in Old S.No.63/6 & 63/8, Patta S.No.63/31A, 63/31B & 63/32A of Madipakkam 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 375 /2022 dated 18.11.2022.

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.11).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s.Vigneswara Homes (P) Ltd.,
Represented by its MD Thiru.N.R.K.Venkat
GPA for 1.Thiru.K.Purushothaman &
2.Tmt.K. Divyalakshmi
No.33/15, Cenotaph 1st Street,
Teynampet,
Chennai – 600 018.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.

TNRERA Project Registration No.TN/29/
Building/0410/2020 dt.06.11.2020

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit for
Building, Display Board and Septic Tank)

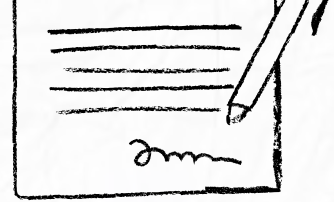
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

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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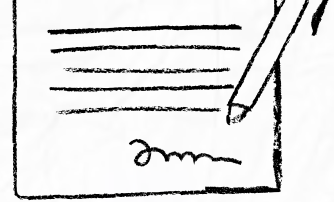
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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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