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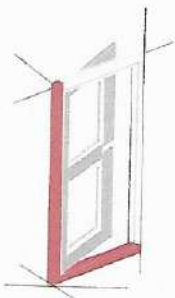
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Project - Quarterly Progress Report

Promoter's Name	:	M/S. LAND AND BUILDINGS
Project Name	:	VIJAYA ENCLAVE
Project Registration No	:	TNRERA Regn. Number TN/29/Building/0419/2020, Dated 16.11.2020.
Quarter Ending	:	

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)	2A, 2B, 2C, 3C	265.37Sq.Mtr
2.	Parking Lots	4 nos	149Sq.Mtr
3.	UDS Registered in Sq.m.		265.37Sq.Mtr

B. Construction

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

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

C. Details of Clearances

1. Completion Certificate No. **CC/WDCN14/00135/2022** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **NA** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **attached** (in PDF Format)

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

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

For LAND & BUILDINGS (RERA) A/c

Proprietor





FORM-4

ARCHITECT'S CERTIFICATE

Date: 06-10-2022

To

M/S LAND AND BUILDINGS, Rep by Mr.P.RAMKUMAR, No.17/13, 16th Avenue, Ashok Nagar, Chennai-600 083.

Subject: Certificate of Completion of Construction Work of "VIJAYA ENCLAVE" Building of the Project (TNRERA Registration Number **TN/29/Building/0419/2020**, Dated **16.11.2020** situated on the Plot No. **858**, **5th Main Road, Ram Nagar, Madipakkam, Chennai-600 091**, comprised in Survey No. **113/2B** of demarcated by its boundaries (latitude and longitude of the endpoints) North **12°57'47.0"** to the South to the East **80°12'41.9"** to the West of Division **Madipakkam Village Sollinganallur Taluk Chennai District PIN 600 091**, measuring of **330 sq.mts.** are being developed by **M/s. Land And Buildings**, Rep by **Mr.P.Ramkumar**.

Sir,

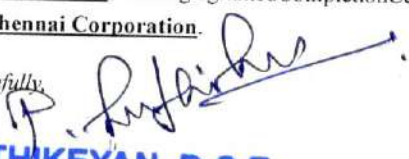
I **P.KARTHIKEYAN** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of "VIJAYA ENCLAVE" Buildings situated on the plot No. **858**, Survey No. **113/2B** of Division **Madipakkam Village, Sollinganallur Taluk, Chennai District PIN 600 091** measuring **330 sq.mts.** Are being developed by **M/s. Land And Buildings**, Rep by **Mr.P.Ramkumar**.

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

- (i) M/s/Thiru/Tmt. **P.KARTHIKEYAN** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **S.MATHANVEER** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **S.SURENDIRAN** as MEP Consultant
- (iv) M/s/Thiru/Tmt. **G.RAJKUMAR** as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that "VIJAYA ENCLAVE" Building has been completed in all aspects. The "VIJAYA ENCLAVE" Building is granted Completion Certificate bearing number **CC/WDCN14/00135/2022** dated **09-02-2022** by **Greater Chennai Corporation**.

Yours Faithfully,



P. KARTHIKEYAN, D.C.E
REGISTERED ENGINEER
RE/GR-III/19/03/014
No.10, Diwakar Street, Bharani Colony,
Saligramam, Chennai-93. Cell-9894505352

(P.KARTHIKEYAN) of L.S./Architect
(License No. RE/GR/III/19/03/014)



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Perungudi
Completion Certificate

From	To	
The Zonal Officer, Greater Chennai Corporation, No.6/64, Puzhuthivakkam Main Road, Chennai - 600091	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/00135/2022

Dated: 22/01/2022

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Door No:-,Plot No:858, Survey No:113/2B, Ram Nagar 5th Main Road,Ram Nagar,Madipakkam,Madipakkam, Chennai, 600091 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN14/09139/2019 and BA/WDCN14/00677/2020 dated : 18/12/2019
- 2.Completion Certificate Application online registration :CC/WDCN14/00058/2022 dated :22/01/2022
- 3.This office letter vide No:CC/WDCN14/00058/2022 dated 22/01/2022
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2021-22/18561

(1) This is to certify that Thiru. Mrs ARCHANA DEENADAYALU has completed the construction of Residential / Commercial building at Door No:-,Plot No:858, Survey No:113/2B, Ram Nagar 5th Main Road,Ram Nagar,Madipakkam,Madipakkam, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/09139/2019 and Building Permit No:BA/WDCN14/00677/2020 dated: 18/12/2019. The building 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 CC/WDCN14/00135/2022
Dated:09/02/2022

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabily aspect of the building. As far as the structural stability, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by S.Baskaran
Date: 09-Feb-2022 (17:43:22)

Zonal Officer-Perungudi
Greater Chennai Corporation



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**
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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



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

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