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Project - Quarterly Progress Report

Promoter's Name	:	SAMPRATHY DEVELOPERS LLP
Project Name	:	ARISTA
Project Registration No	:	TN/29/Building/0422/2020, dated 18.11.2020
Quarter Ending	:	(Upto JUNE 2024)

A. Sales

Sl. No	Description	Cumulative No. of Units upto the Quarter	Total Area
1	Plots/Flats Booked size wise (As given in	45	1708.07 SQ.M
2	Parking Lots	45	570.57 SQ.M
3	UDS Registered in Sq.m.	44	1671.88 SQ.M

B. Construction

Sl. No.	Description	Status of Work
1.	Stage of construction of each Block/Tower, Floor wise	1) Set back Area Paver block laying work is completed 2) CP & Sanitary fixtures fixing work is completed 3) Gym Room –Flooring , Mirror & Gym Equipment's work is completed 4) Basement & Stilt floor light fixture fixing work is completed 5) Land scape work is completed 6) Ramp MS handrail work is completed 7) External plumbing shaft cover work is completed 8) DG & Transformer installation work is completed 9) Internal Painting work is completed 10) External Painting work is Completed 11) Flat & Common area deep cleaning work is completed 12) Signage's & Name Board Work is completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	Attached
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	25 Crore

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/N-I/542/2023
2. Compliance Report, if any (Kindly Specify) ----- NA
3. Annual Audit Report of Special Account in Form 7 ----- Enclose
4. Latest Photo with Date (Atleast from 2 angles) ----- Enclosed
5. "NEWRY GRANDEUR" No. 19 (Old No. 11), B Block,
2nd Avenue, Anna Nagar East, Chennai 600 1025
Note: Mail the above particulars to reg.tnrera@tn.gov.in"

**SAMPRATHY
DEVELOPERS
LLP**

LLPIN : AAL - 3696
Tel : +91-44-4343 9494, 2628 5278/80
Fax : 044 2628 5279
email : support@newry.co.in
Website : www.newry.co.in





Deep Cleaning Work Completed



26 Feb 2024 4:06:01 pm

Gym Equipments Installation Work Completed



Car Park Marking Completed



Name Board Work Completed



Planter work & Back side Staircase Handrail work Completed



Entrance - Shera Plank Name Board Work Completed



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.1, Pumping Station Road
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/N-I/542/2023

Dated: 21-02-2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Basement Floor + Stilt Floor + 5 Floors Residential building with 45 dwelling units at Plot No.13, 14, Door No.14/8, Kasturi Nagar 2nd& 3rd Street, Ganesh Nagar, Lakshmipuram, Kolathur, Chennai-99 in Old S.No.1473/2part, T.S. No.104, 105, 106, Block No.38, Ward - 'D' of Madhavaram village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/121 A to G/2020, in letter No. PP/NHRB/N/808/2019 dated 26.03.2020 in Planning Permit No.13390 availing with Premium FSI.
 2. TNRERA letter No. TNRERA/5710/2020 and registration No.TN/29/Building/0422/2020 dated 18.11.2020 valid till 25.03.2025.
 3. Completion Certificate Application received from the applicant on 27.12.2023.
 4. This office letter even no. dated 08.02.2024 addressed to the applicant.
 5. Applicant letter dated 12.02.2024 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0024849 dated 09.02.2024.
 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.Samprathy Developers LLP, Mr.N.S.V.Shanmugam, GPA of Thiru.S.Sathish Narayanan have constructed Basement Floor + Stilt Floor + 5 Floors Residential building with 45 dwelling units at Plot No.13, 14, Door No.14/8, Kasturi Nagar 2nd& 3rd Street, Ganesh Nagar, Lakshmipuram, Kolathur, Chennai-99 in Old S.No.1473/2part, T.S. No.104, 105, 106, Block No.38, Ward - 'D' of Madhavaram village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I/ 046 /2024, dated: 21-02-2024.

/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 (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

8/10/24
21.2.2024
for MEMBER-SECRETARY
S
21/2/24

Copy to:

✓ M/s.Samprathy Developers LLP,
Mr.N.S.V.Shanmugam,
GPA of Thiru.S.Sathish Narayanan,
Door No.19, Old No.11, B-Block,
2nd Avenue, Anna Nagar East,
Chennai-600102.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form
'C' No.TNRERA/5710/2020 and registration
No.TN/29/Building/0422/2020 dated 18.11.2020.
The registration shall be valid till 25.03.2025.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

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

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.



Kharche
Associates

3

FORM-4

ARCHITECT'S CERTIFICATE

Date: 05.04.2024

To

M/s. SAMPRATHY DEVELOPERS LLP
As Power Agent
Newry Grandeur, No. 19, (Old No: 11),
B Block, 2nd Avenue, Anna Nagar East,
Chennai – 600 102.

Subject: Certificate of Completion of Construction Work of Residential Building consisting of Basement + Stilt + 5 Floors having 45 dwelling units of the Building of the Project (TNRERA Registration Number TN/29/Building/0422/2020 dated 18.11.2020) situated on the Flat bearing Plot No.14, measuring an extent of 3000 Sq.ft. or 278.71 Sq.Meters Old S.No.1473/6A1, New S.No.1473/6A1D, T.S.No.104, Block No.38, Plot No.13, measuring an extent of 3139 Sq.ft. or 291.72 Sq.Meters, comprised in S.No.1473/6A1, as per Patta S.No.1473/ 6A1A1D, T.S.No.105, Block No.38, and vacant lands measuring an extent of 12240 Sq.ft. or 1137/ 54 Sq.Meters comprised in Old S.No.1473, New S.No.1473/6, 1473/6A and 2A, as per Patta T.S. No.106, Block No.38, Ward-D of Madhavaram Village, Madhavaram Taluk, Thiruvallur District demarcated by its boundaries North: Plot No.15 in T.S.No.103, South: Plot No: 13 in T.S.No.105, East: Property in T.S.No.106, West: 30 Feet Road, parcel land bearing and in Plot No: 14 Ganesh Nagar measuring 3000 sq.ft. Corresponding to 278.81 sq.mt, comprised in Old S.No.1473/6A1, New S.No.1473/6A1D, present T.S. No.104, (as per Town Survey Extract Register - R.P.T2011/13 issued by Madhavaram Municipality) Madhavaram Taluk, presently Chennai District (formally Thiruvallur District), demarcated by its boundaries North: Plot No.14, South: Vacant Land, East: Property in S.No.1473/6A2, West: 30 Feet Road land bearing and in Door No: 14/8, Plot No.13, Kasthuri Nagar 3rd Street, Lakshmipuram, Chennai – 600 099, measuring 3139 sq.ft (corresponding to 291.72 sq.m), comprised in S.No.1473/6A1, New S.No.1473/6A1A1D, T.S. No.105, (as per Town Survey Extract Register - R.P.T2010/13 issued by Madhavaram Municipality) presently Madhavaram Taluk, presently Chennai District (formally Thiruvallur District) demarcated by its boundaries North: Kasthuri Nagar 2nd street (20 feet Road), South: Property in Kolathur village, East: Property in T.S.Nos.107,108 and 109, West: Property in T.S.Nos.102, 103,104 and 105 land at Kasthuri Nagar 2nd Street, Lakshmipuram , Chennai – 600 099, measuring 12240 sq.ft (corresponding to 1137.54 sq.mts) comprised in Old S.No.1473, New S.No.1473/6, 1473/6A and 1473/2A, T.S. No.106,(as per Town Survey Extract Register - R.P.T2012/13 issued by Madhavaram Municipality) Madhavaram Taluk, presently Chennai District (formally Thiruvallur District) area being developed by Samprathy Developers LLP.

Sir,

I/We KHARCHE ASSOCIATES ARCHITECT have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the Residential Building Flat bearing Plot No.14, measuring an extent of 3000 Sq.ft. or 278.71 Sq.Meters Old S.No.1473/6A1, New S.No.1473/6A1D, T.S.No.104, Block No.38, Plot No.13, measuring an extent of 3139 Sq.ft. or 291.72 Sq.Meters, comprised in S.No.1473/6A1, as per Patta S.No.1473/ 6A1A1D, T.S.No.105, Block No.38, and vacant lands measuring an extent of 12240 Sq.ft. or 1137/ 54 Sq.Meters comprised in Old S.No.1473, New S.No.1473/6, 1473/6A and 2A, as per Patta T.S. No.106, Block No.38, Ward-D of Madhavaram Village, Madhavaram Taluk, Thiruvallur District area being developed by (SAMPRATHY DEVELOPERS LLP)

PRASHANTH S KHARCHE

B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA/Gr.1/19/03/091 Dt. 18.03.2019
Reg. No. CGLRCN/RA/Gr.1/2019/04/005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V: + 91 044 2829 1291, 3874 3261, Fax: 2829 0651

info@kharche.com

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

- (i) M/s/Thiru/Tmt. Mr. PRASHANTH S KHARCHE as Architect/Engineer
- (ii) M/s/Thiru/Tmt. Mr. JAINDIRAN ELANGO as Structural Consultant
- (iii) M/s/Thiru/Tmt. Mr. KARTHICK – Electrical Consultant, Mr. KARTHICK - Plumbing Consultant as MEP Consultant
- (iv) M/s/Thiru/Tmt. Mr. UDHAYA KUMAR as Site Supervisor/Clerk of Works

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 Residential Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number: EC/NORTH-I/046/2024 dated 21.02.2024 by Chennai Metropolitan Development Authority (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)


PRASHANTH S KHARCHE
B.Arch., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA/2004/33670
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No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651



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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,
OMR Thoraipakkam,
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