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PRANAV FOUNDATION

Project - Quarterly Progress Report

Promoter's Name	:	PRANAV FOUNDATION
Project Name	:	PRANAV TOWERS
Project Registration No	:	TNRERA/29/BUILDING/0475/2020
Quarter Ending	:	16 TH OCTOBER 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)	Nil	Nil
2.	Parking Lots	Nil	Nil
3.	UDS Registered in Sq.m.	Nil	Nil

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3.16 crores

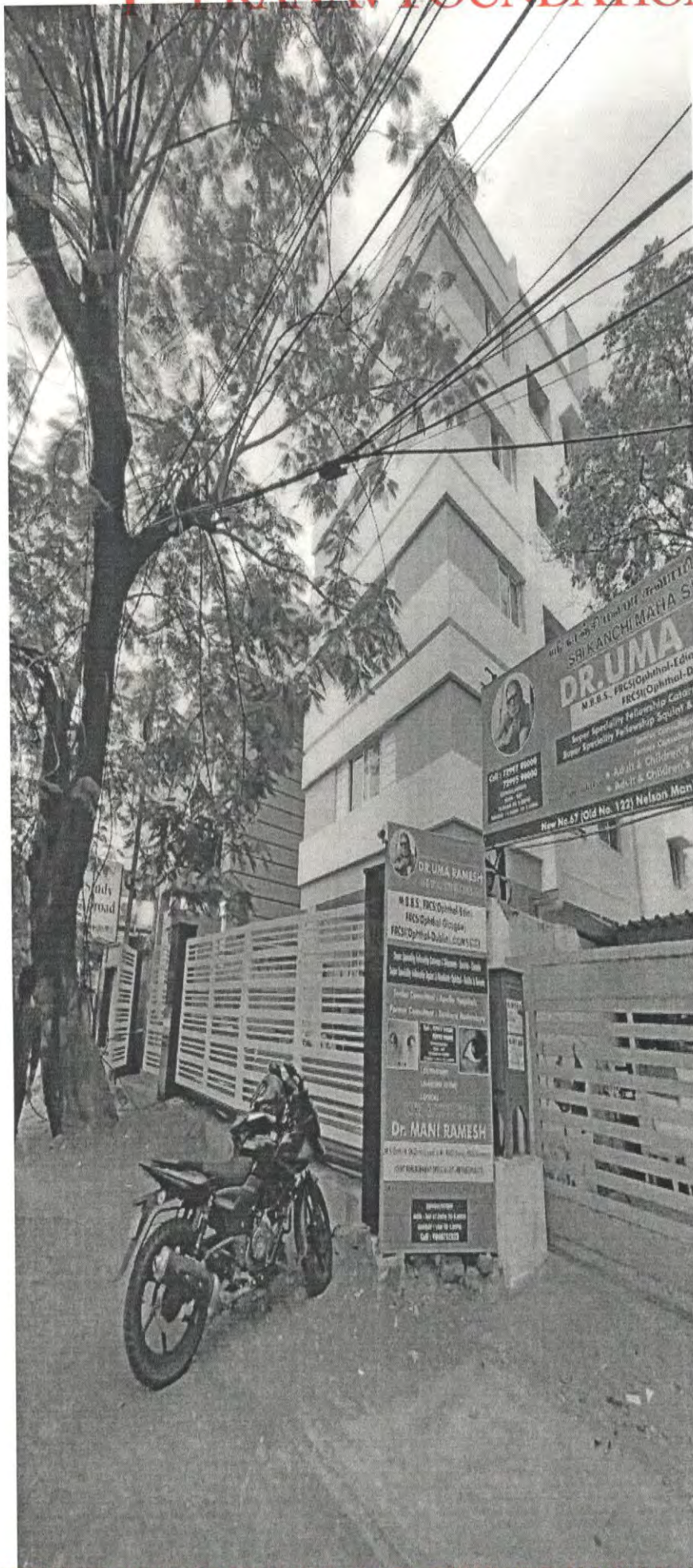
C. Details of Clearances

1. Completion Certificate No. C.C.No.EC/North-I/328/2022, dated:06.10.2022.
2. Compliance Report, if any (Kindly Specify) Not Applicable.
3. Annual Audit Report of Special Account in Form 7 Annexed.
4. Completion Certificate Annexed.

For PRANAV FOUNDATION

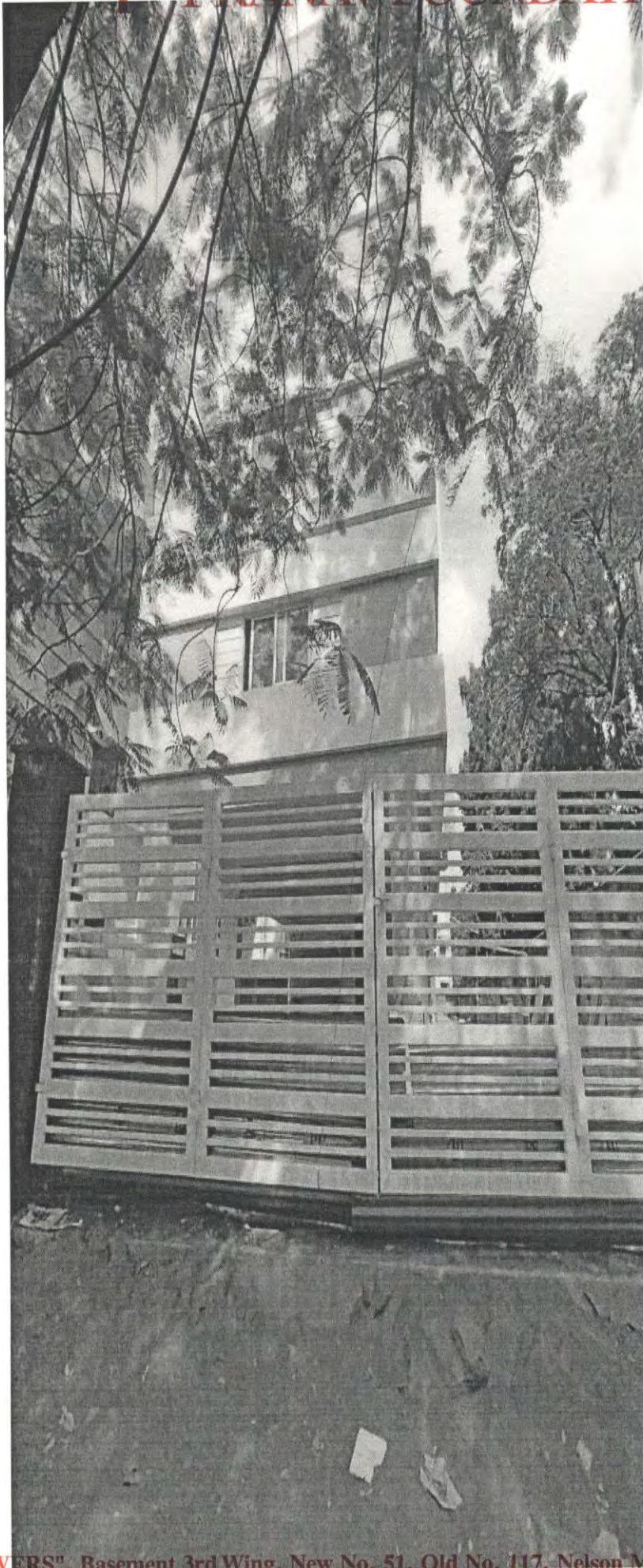
Managing Partner

P PRANAV FOUNDATION



"NELSON TOWERS", Basement 3rd Wing, New No. 51, Old No. 117, Nelson Manickam Road, Chennai - 600 029.
Tel : 42181345, 23741345

P PRANAV FOUNDATION



"NELSON TOWERS", Basement 3rd Wing, New No. 51, Old No. 117, Nelson Manickam Road, Chennai - 600 029.

Tel : 42181345, 23741345



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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/NHRB/N-I/359/2022

Dated: 06-10-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 4 Floors Residential building with 12 dwelling units at Old Door No.2B & 2C, New Door No.120 & 121, Nelson Manickam Road, Aminjikarai, Chennai-600029 comprised in R.S.No.14/2 (As per Doc.), Old S.No.14/6 (As per patta) T.S. No.7, Block No.16 of Vada Agaram village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/163/2020, in letter No. PP/NHRB/N/161/2020 dated 18.06.2020 in Planning Permit No.13532.
 2. Completion Certificate Application received from the applicant on 14.09.2022.
 3. This office letter even no. dated 28.09.2022 addressed to the applicant.
 4. Applicant letter dated 29.09.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. C-101667, dated 28.09.2022.
 5. 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 Pranav Foundations, Rep by its Managing Partner Thiru A.B.Satish has constructed Stilt Floor + 4 Floors Residential building with 12 dwelling units at Old Door No.2B & 2C, New Door No.120 & 121, Nelson Manickam Road, Aminjikarai, Chennai-600029 comprised in R.S.No.14/2 (As per Doc.), Old S.No.14/6 (As per patta) T.S. No.7, Block No.16 of Vada Agaram village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/163/2020, in letter No. PP/NHRB/N/161/2020 dated 18.06.2020 in Planning Permit No.13532 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 and TNCD BR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 328 /2022, dated: 06-10-2022.

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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

P. S. S. S. S.
6/10/2022
for MEMBER-SECRETARY
A
6/10/22

Copy to:

- ✓ M/s Pranav Foundations,
Rep by its Managing Partner Thiru
A.B.Satish,
No.51/112, Basement 3rd Wing,
Nelson Manickam Road,
Aminjikarai,
Chennai-600029.

- | | |
|---|--|
| <p>2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.</p> <p>3. The Deputy Financial Analyst,
Finance Division, CMDA, Chennai .</p> <p>4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)</p> | <p>TNRERA registration certificate of project Form
'C' No.TNRERA/6904/2020 dated 21.12.2020 and
registration No.TN/29/Building/0475/2020 dated
21.12.2020. The registration shall be valid till
December 2022.</p> <p>(For Refund of SD for building & DB)</p> |
|---|--|

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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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

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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

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