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Project - Quarterly Progress Report

Promoter's Name	:	FOURCEE HOUSING
Project Name	:	RAMS IMPERIA
Project Registration No	:	TN/29/BUILDING/0005/2020 Dt. 06/01/2020
Quarter Ending	:	(March) Year 2023

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)	22	2026.68
2.	Parking Lots	22	-NA-
3.	UDS Registered in Sq.m.	22	893.36

B. Construction

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

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

C. Details of Clearances

1. Completion Certificate No.C.C.No.EC/C-I/285/2021 dated 13.10.2021 – Enclosed.
2. Compliance Report, if any (Kindly Specify) - Not Applicable
3. Annual Audit Report of Special Account in Form 7 - Enclosed

D. Latest Photo with Date (Atleast from 2 angles) - Enclosed

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

For FOUR CEE HOUSING



PARTNER

FORM-4
ARCHITECT'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

Date: 23.05.2023

To
M/s. FOURCEE HOUSING
New No.61, Old No.28,
Poes Garden,
Chennai – 600 086

Subject: Certificate of Completion of Construction Work of Building at 'Rams Imperia' (TNRERA Registration Number TN/29/Building / 005/2020, Dated: 06.01.2020 situated on the Plot bearing T.S. 50/1, 50/2, 51/1, 51/2, 51/3, 51/4, Old Survey no. 90/1, 2, 4, 5, 6, 7, 93/1A2, 94/1, 2, Door No. 132/1, Arcot Road, Virugambakkam, Chennai 600 092. demarcated by its boundaries Latitude: 13.047544 and Longitude: 80.194933 to the North TS No.39, TS No.40 and TS No.50/1; to the South Arcot Road; to the East TS No.50/2, TS No.49, TS No.48, TS No.47, TS No.46, TS No.45; to the West TS No.53/3, 53/4, 52, 57 and 58, of Virugambakkam village, Mambalam Taluk, Chennai District, PIN 600 092 measuring 17,026 sq.ft. (1581.77sqm) area being developed by M/s. FOURCEE HOUSING.

Sir,

We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of 'Rams Imperia' situated on the Plot bearing T.S. 50/1, 50/2, 51/1, 51/2, 51/3, 51/4, Old Survey no. 90/1, 2, 4, 5, 6, 7, 93/1A2, 94/1, 2, Door No. 132/1, Arcot Road, Virugambakkam, Chennai 600 092. Virugambakkam village, Mambalam Taluk, Chennai District, PIN 600 092 measuring 17,026 sq.ft. (1581.77sqm) area being developed by M/s. FOURCEE HOUSING.

Following technical professionals are appointed by M/s. FOURCEE HOUSING.

- (i) M/s. Thiru. C. Ramprasad as Architect/Engineer
- (ii) M/s. Thiru. B S Muralidhara as Structural Consultant
- (iii) M/s. Thiru. Gopinath as MEP Consultant
- (iv) M/s. Thiru. Srinivasan as Site Supervisor, Clerk of Works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that 'Rams Imperia' has been completed in all aspects. The 'Rams Imperia' is granted Completion Certificate bearing number C.C.No.EC/C-I/285/2021 dated: 13.10.2021 by CMDA

Yours Faithfully,



RAMPRASAD C; M.TECH (STRUCTURAL)

CMDA REGISTERED ENGINEER GRADE II - RE/GR-II/19/02/001

GCC REGISTERED ENGINEER GRADE II - RE201002019

IET (INDIA) : CHARTERED ENGINEER - AM184780-8

License No. RE/GR-II/19/02/001

C. Ramprasad of L.S/Architect with (License No. RE/GR-II/19/02/001)
12-F1 Lotus Flats, Kuppusamy Street,
Pazhavanthangal, Kanchipuram - 600061
+91-9962852412 | +91-8072921612
www.crdesigns.net | rcls.2k19@gmail.com



BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary, Chennai Metropolitan Development Authority, "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008	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/C/0259/2021

Dated: 13-10-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – completed construction of Stilt Floor + 5 floors Commercial (shop) cum Residential building with 25 dwelling units (Shop at 1st Floor part to 5th Floor part) at Door No.132/1, Arcot Road, Virugambakkam, Chennai comprised in S.No. 90/1, 93, 94 (as per doc), Old S.No.90/1,2 part, 4,5,6,7,93/1A2, 94/1,2, T.S.No.50/1, 50/2, 51/1, 51/2, 51/3, 51/4 (as per patta), Block No.22 of Virugambakkam village within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA issued Planning Permission No. B/NHRB/281A-C/2019 Permit No. 12864 in letter No. PP/SB/C/0313/2019 dated 04.10.2019.
- 2) TNRERA Registration No.TN/29/Building/0005/2020 in Letter No. TNRERA/7662/2019 dated 06.01.2020.
- 3) Completion Certificate Application from Thiru. N.S.Radhakrishnan dated 07.09.2021.
- 4) This Office Letter even No. dated 04.10.2021.
- 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020132 dated 07.10.2021.
- 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 Thiru.N.S.Radhakrishnan have constructed Stilt Floor + 5 floors Commercial (shop) cum Residential building with 25 dwelling units (Shop at 1st Floor part to 5th Floor part) at Door No.132/1, Arcot Road, Virugambakkam, Chennai comprised in S.No. 90/1, 93, 94 (as per doc), Old S.No.90/1,2 part, 4,5,6,7,93/1A2, 94/1,2, T.S.No.50/1, 50/2, 51/1, 51/2, 51/3, 51/4 (as per patta), Block No.22 of Virugambakkam village within the limit of Greater Chennai Corporation sanctioned Planning Permission No. B/NHRB/281A-C/2019 Permit No. 12864 in letter No. PP/SB/C/0313/2019 dated 04.10.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR - 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/C-I/285/2021 dated 13 -10-2021.

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 6th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

for MEMBER-SECRETARY

for MEMBER-SECRETARY

18.10.2

Copy to:

1. Thiru N.S.Radhakrishnan
Power Agent of Selvaraj & Others
Flat No.7. E-149 6th Avenue,
Besant Nagar, Chennai – 600 086.
2. The Chairperson,
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.



SITE PHOTOS



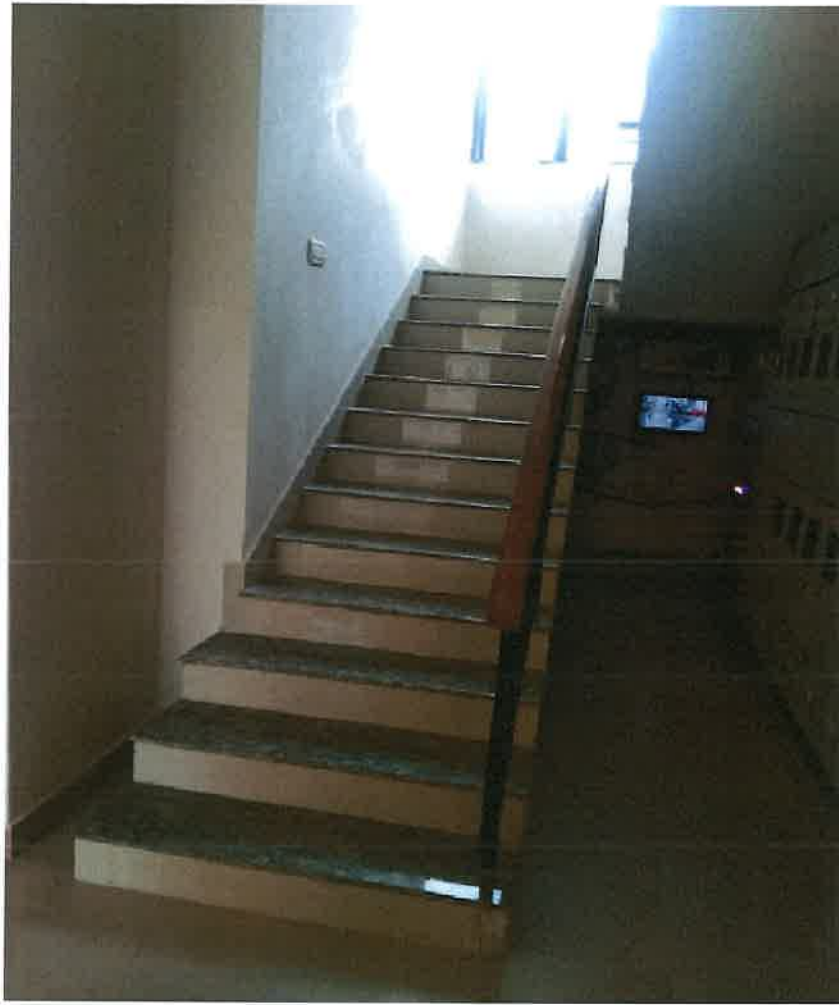
WATER SUPPLY & SEWERAGE (CMWSSB)



POWER SUPPLY



LIFTS



COMMON AMENITIES



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.



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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

3/350/2 Mettukuppam,
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