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Project - Quarterly Progress Report

Promoter's Name	:	**INDIA BUILDERS (CHENNAI) LIMITED**
Project Name	:	**KURINJI ORCHARD** **Block No: 185, Kurinji Colony, 4th avenue, Anna Nagar, Chennai-600 040**
Project Registration No	:	**TN/29/Building/0178/2021**
Quarter Ending	:	**NOVEMBER 2022**

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	**2**	**278.70**
2.	Parking Lots	**3**	
3.	UDS Registered in Sq.m.	**2**	**128.90**

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Net project cost in lakhs)	**3.60 Crore**

C. Details of Clearances

1. Completion Certificate No **C.C.No.EC/Central-I/90/2022 Dated 04.04.2022**
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

Site condition photos:

I.SOUNDARYA
Registered Architect: CA/2018/94077
Address: No:31/7, Ujjini street, Ayanavaram,
Chennai-600023.

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 23.11.2022

To

M/s India Builders (Chennai) Limited
AA-36, 3rd Street, 3rd Main Road,
Anna Nagar, Chennai- 600 040.

Subject: Certificate of Completion of Construction Work of **"KURINJI ORCHARD"** Residential Building (TNRERA Registration Number **TN/29/Building/0178/2021**) situated at Block No: 185, Kurinji Colony, 4th avenue, Anna Nagar, Chennai-600 040, comprised in Survey No.207 Part, T.S.No.60/2, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, measuring an extent of 515.61 sq.mts., Area being developed by **M/s India Builders (Chennai) Limited.**

Sir,

I am **Soundarya.I**, have undertaken assignment as Architect of certifying completion of Construction Work "**KURINJI ORCHARD**" Residential building situated at Block No: 185, Kurinji Colony, 4th avenue, Anna Nagar, Chennai-600 040, comprised in Survey No.207 Part, T.S.No.60/2, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, measuring an extent of 515.61 sq.mts., area being developed by M/s India Builders (Chennai) Limited.

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

   (i) **Ms I.Soundarya** as Architect/Engineer

   (ii) **Thiru. S.Soundarapandian** as Structural Consultant

   (iii) **Thiru. Chithirakkannu** as Site Supervisor.

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 **"KURINJI ORCHARD"** Residential Building has been completed in all aspects. The **"KURINJI ORCHARD"** Residential Building is granted Completion Certificate bearing number CMDA/CC/NHRB/C/094/2022 Vide C.C.No.EC/Central-I/90/2022 dated 04.04.2022 by Chennai Metropolitan Development Authority.

Yours Faithfully,

SOUNDARYA.I, B.Arch
Registered Architect
Council of Architecture: CA/2018/94077
CMDA Regn. No.RE/Gr.I/19/03/122
No.31/7, Ujjini Street, Ayanavaram,
Chennai-600 023.

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, Gandhi Irwin Road, Egmore, Chennai - 600 008. Kurinji Orchard

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/C/094/2022 Dated:04-04-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 dwelling units at Block No.185, Kurinji Colony, 4th Avenue / 13th Main Road, Anna Nagar, Chennai Comprised in S.No.207(pt), T.S.No.60/2, Block No.19 of Koyambedu Village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

Ref:
1. CMDA issued Planning Permission No. B/NHRB/291/2020 in letter No. PP/NHRB/C/700/2019, dated 10.09.2020, Planning Permit No. 13660.
2. Your Completion Certificate application through online dated 08.03.2022.
3. This office letter even no. dated 25.03.2022 addressed to the applicant
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.C-101234, dated 28.03.2022.
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. India Builders Chennai Ltd., Rep Thiru. J. Uttam Kumar(GPA) for V. Valli and 8 others** has constructed Stilt Floor + 4 Floors Residential Building with 8 dwelling units at Block No.185, Kurinji Colony, 4th Avenue / 13th Main Road, Anna Nagar, Chennai Comprised in S.No.207(pt), T.S.No.60/2, Block No.19 of Koyambedu Village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited 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 **C.C.No.EC/Central-I /90/2022, dated:04-04-2022.**

//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 5th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

4.4.2022

for **MEMBER-SECRETARY**

4.4.22

Copy to:

1. **M/s.India Builders Chennai Ltd.,V.**
Rep Thiru. J. Uttam Kumar(GPA) for V. Valli and 8 others.
No.AA-36,3rd Street,3rd Main Road,
Anna Nagar, Chennai-40

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

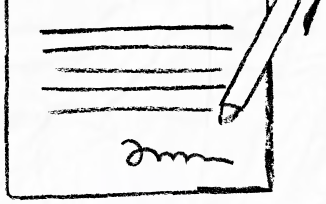
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of Security Deposit for building & Display Board)

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.



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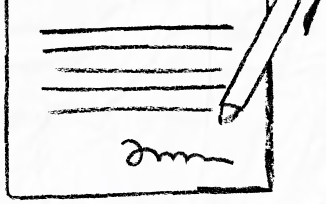

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Vastu & Property Management Tools

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