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## Project - Quarterly Progress Report

|                         |   |                                         |
|-------------------------|---|-----------------------------------------|
| Promoter's Name         | : | Aceser Tech Private Limited             |
| Project Name            | : | Athreya's Rajalaxmi                     |
| Project Registration No | : | TN/29/Building/0244/2021 Dt. 03-08-2021 |
| Quarter Ending          | : | November - Year 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) | Three units<br>1. Flat no C 1 –<br>2. Flat no C 3 –<br>3. Flat No B 2-<br>4. Flat no C2- | 73.28 sq.m.<br>52.94Sq.m<br>61.50 Sq.m<br>49.37 Sq.m |
| 2.      | Parking Lots                                                                       | One each                                                                                 | Four Lots                                            |
| 3.      | UDS Registered in Sq.m.                                                            | Four                                                                                     | 146.78 Sq.m                                          |

### B. Construction

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

| Sl.No. | Description                                             | Percentage |
|--------|---------------------------------------------------------|------------|
| 1.     | Percentage of Completion                                |            |
|        | i) Physical                                             | 100%       |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) | 270 Lakhs  |

### C. Details of Clearances

1. Completion Certificate No. Z.O.CC/WDCN12/01292/2022 DATED 04-11-2022 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)



FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 1/12/2022

To

M/s Aceser Tech Pvt Ltd.,  
Old no. 47, new no .8,  
Durairaj street , Palavanthangal.  
Chennai – 600 114

**Subject:** Certificate of Completion of Construction Work of Stilt + 3Floor Residential Building/ ONE Block of the Building of the Project TNRERA Registration Number TN/29/BUILDING/0244/2021 situated on the Plot Nos. 2&3, Lakshmi Nagar, 7<sup>th</sup> Street Extn Comprised in OLD S.NO. 63 part NEW TS. NO. 38/10, Ward No. D, Block No. 12, demarcated by its boundaries Latitude - 12° 97' 6.8"N Longitude - 80° 18' 95.6"E of Alandur In Thalakanachery Village Chennai District Pin 600061 measuring 1261.74 sq.mts. area being developed by M/s Aceser Tech Pvt Ltd

Sir,

I N. DINESHKUMAR have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Stilt + 3Floor Residential Building/ ONE Block of the Building of the Project TNRERA Registration Number TN/29/BUILDING/0244/2021 situated on the Plot Nos. 2&3, Lakshmi Nagar, 7<sup>th</sup> Street Extn Comprised in OLD S.NO. 63 part NEW TS. NO. 38/10, Ward No. D, Block No. 12, demarcated by its boundaries Latitude - 12° 97' 6.8"N Longitude - 80° 18' 95.6"E of Alandur In Thalakanachery Village Chennai District Pin 600061 measuring 1261.74 sq.mts. area being developed by M/s Aceser Tech Pvt Ltd

- (i) M/s/Thiru/Tmt. N. DINESHKUMAR as Architect/Engineer
- (ii) M/s/Thiru/Tmt. R. MANIKANDAN as Structural Consultant
- (iii) M/s/Thiru/Tmt. M/S Aceser Tech Pvt Ltd as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Stilt + 3Floor Residential Building/ ONE Block of the Building has been completed in all aspects. The Stilt + 3Floor Residential Building/ ONE Block of the Building is granted Completion Certificate bearing number CC/WDCN12/01292/2022 dated 18/11/2022 by Greater Chennai Corporation Zonal Office – Alandur .

Yours Faithfully,

  
**N. DINESH KUMAR, M.Tech., (Struct.)**  
RE/Gr-II/19/06/093 & SE/Gr-II/19/03/020  
CMDA & Greater Chennai Corporation  
G1 - Plot No.43, Raghaa Homes, Srinivasan Apartments, Hindu Colony,  
2nd Main Road, Ulageram, Puzhuthivakkam, Chennai - 600091  
Mobile: 9551213123

Signature

Name: N. DINESHKUMAR of L.S/Architect with (License No : RE/Gr-II/19/06/093)



பெருநகர சென்னை மாநகராட்சி  
**Greater Chennai Corporation**  
**Zonal Office -Alandur**  
**Completion Certificate**

| From                                                                                                                   | To |                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------|
| The Zonal Officer,<br>Greater Chennai Corporation,<br>No.1, New Street, Near GST Road,<br>Alandur,<br>Chennai - 600016 | 1  | The Chairman,<br>TANGEDCO,<br>Anna Salai,<br>Chennai - 600002                                      |
|                                                                                                                        | 2  | The Managing Director,<br>CMWSSB,<br>NO.1,Pumping Station Road,<br>Chintadripet,<br>Chennai-600002 |

Z.O. CC/WDCN12/01292/2022

Dated: 04/11/2022

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Alandur Completed the Construction of Residential/Commercial Building at Block No:12, WARD NO-D, Plot No:2 & 3, Survey No:T.S.No 38/10, LAKSHMI NAGAR 7TH STREET, NANGANALLUR, NANGANALLUR, Thalakanancheri, Chennai, 600061 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN12/07699/2020 and BA/WDCN12/01275/2021 dated : 30/11/2020
- 2.Completion Certificate Application online registration :CC/WDCN12/01247/2022 dated :04/11/2022
- 3.This office letter vide No:CC/WDCN12/01247/2022 dated 04/11/2022
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N12/2022-23/15868

(1) This is to certify that Thiru. Ms ACESER TECH PVT LTD REP BY ITS DIRECTOR Mr N SANKARASUBRAMANIAN GPA FOR Mr R BADRINARAYANAN AND 9 OTHERS has completed the construction of Residential / Commercial building at Block No:12, WARD NO-D, Plot No:2 & 3, Survey No:T.S.No 38/10, LAKSHMI NAGAR 7TH STREET, NANGANALLUR, NANGANALLUR, Thalakanancheri, Chennai, 600061 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN12/07699/2020 and Building Permit No:BA/WDCN12/01275/2021 dated: 30/11/2020. 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/WDCN12/01292/2022  
Dated:18/11/2022

(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 provision does not cover Structural Stability 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: 18-Nov-2022 (12:53:19)

Zonal Officer-Alandur  
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.



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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



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real estate journey

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