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Project - Quarterly Progress Report

Promoter's Name	:	UFACTOR PROPERTIES PRIVATE LIMITED
Project Name	:	AVANT GARDE BY UFACTOR
Project Registration No	:	TN/29/Building/0258/2021, Dated: 18.08.2021
Quarter Ending	:	June 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area / units
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	423.64 M ² 4 Units	1270.92 M ² 12 Units
2.	Parking Lots	4 Lots	12 Lots
3.	UDS Registered in Sq.m.	204.37 M ²	613.15 M ²

B. Construction

Sl.No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block - 1	Fully Completed. Completion Certificate Obtained.
2.	Status of common Amenities for each Block/Tower, Item wise	Block - 1	Electricity, Metro water and sewage connections are completed.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Incurred Project Cost in Lakhs)	500 Lakhs (100%)

C. Details of Clearances

1. Completion Certificate No. C.C.No.EC/Central-II/175/2023 dated 31.05.2023
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format)

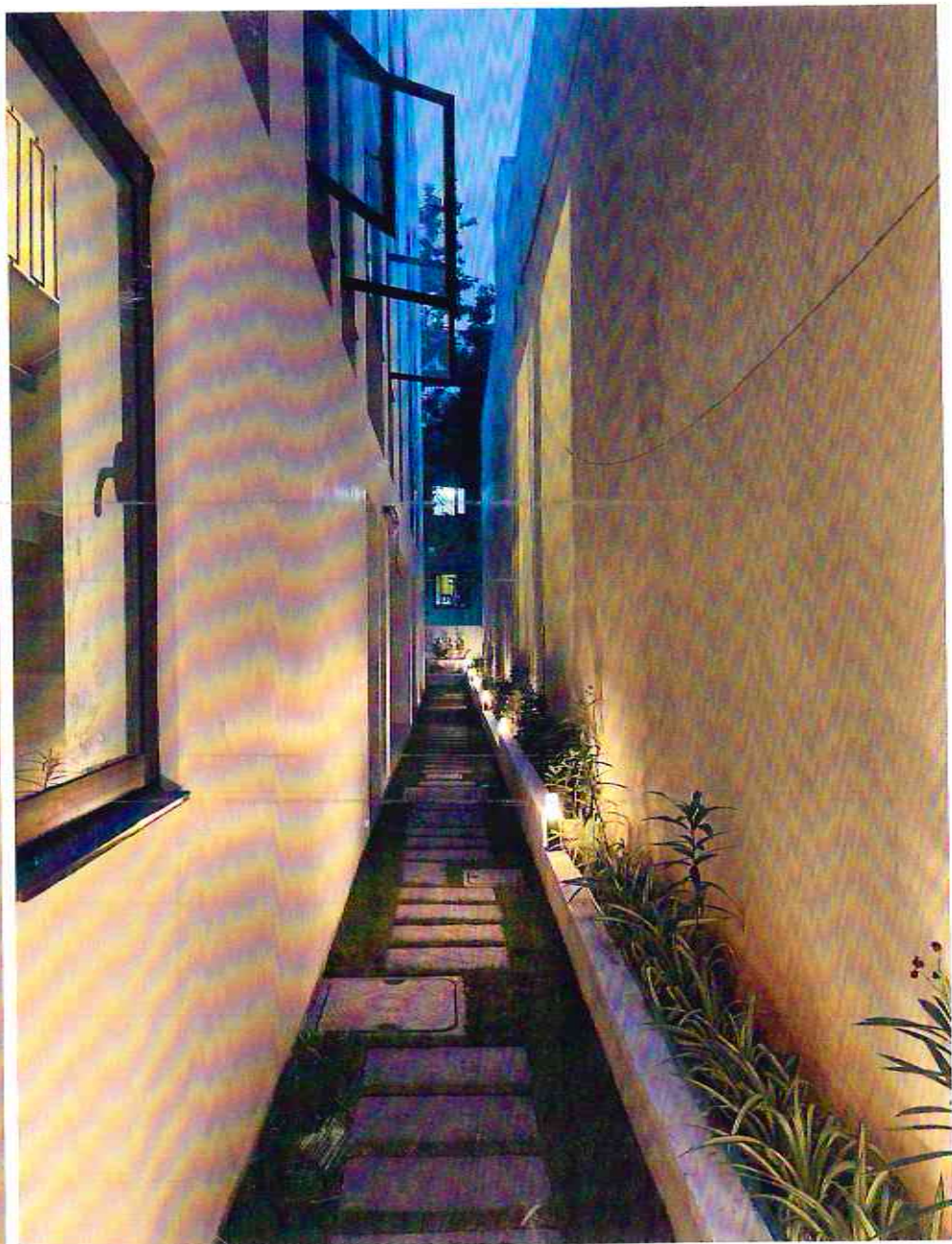
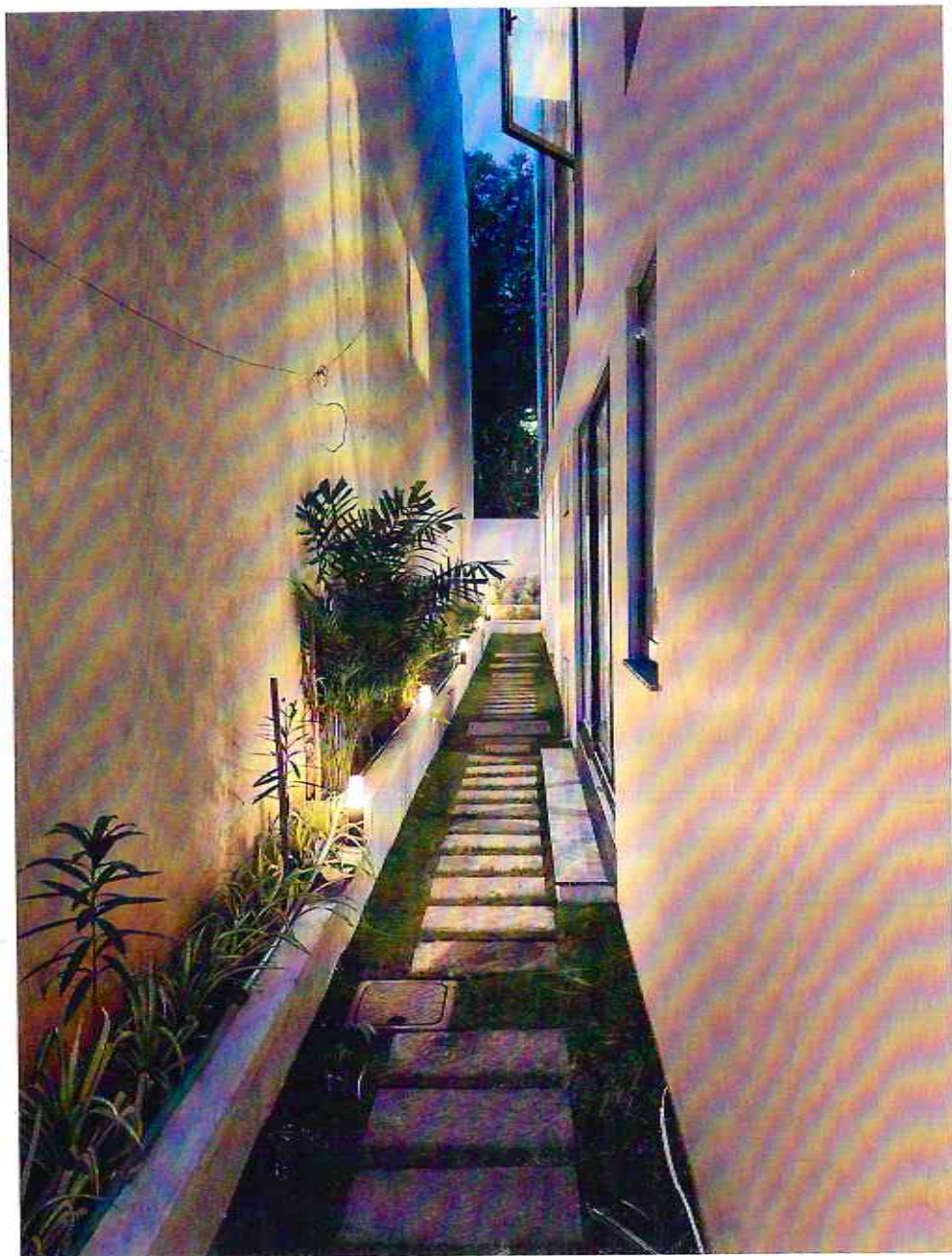
Note: Mail the above particulars to "reg.tnrera@tn.gov.in"











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FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 13.07.2023

To

UFACTOR PROPERTIES PRIVATE LIMITED
No.78, 1st Avenue, Indira Nagar, Adyar
Chennai – 600020

Subject: Certificate of Completion of Construction Work of Residential Building of the Project (TNRERA Registration Number TN/29/Building/0258/2021 dated 18/08/2021) situated on the Plot bearing Door No. 58 & 60 demarcated by its boundaries (latitude:13026138 and longitude: 8022847), Conservancy Lane to the North, Sadayappan Street to the South, No.56, Kanmane Vignesh Flats to the East, No.62, Pandian House to the West, of Division 140 Mambalam Village, Mambalam-Guindy Taluk, Chennai District PIN 600015, measuring 613.15 sq.mts. area being developed by M/s. UFactor Properties Private Limited

Sir,

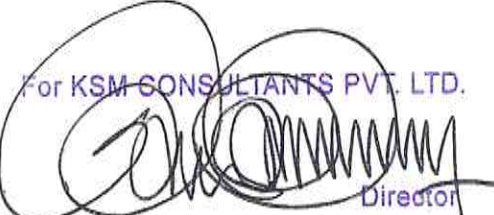
I have undertaken assignment as Architect of certifying completion of Construction Work of Residential Building Project titled "AVANT GARDE by UFactor" situated on the Door no 58 & 60 of Division 140 Mambalam Village Mambalam -Guindy Taluk Chennai District PIN 600015 measuring 613.15 sq.mts.area being developed by UFactor Properties Private Limited

2. Following technical professionals are appointed by Promoter:

- (i) Thiru. Siddharth Money as Architect
- (ii) Tmt. S. Sangeetha as Structural Consultant
- (iii) M/s. Sredani Engineering Services & M/s. Harrani Associates as MEP Consultants
- (iv) Thiru. M. Santhosh as Site Engineer

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that this Residential Building has been completed in all aspects. The Residential Building Project titled "AVANT GARDE by UFactor" is granted Completion Certificate bearing number CMDA/CC/NHRB/C/127/2023 dated 31.05.2023 by CMDA.

Yours Faithfully,

For KSM CONSULTANTS PVT. LTD.

Director

SIDDARTH MONEY
CA/2010/50763
RA/Gr.I/19/04/153
11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai - 600 016.



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,
Chindatripet, Chennai - 600002.

Letter No.CMDA/CC/NHRB/C/127/2023

Dated: 31.05.2023

Sir,

Sub: CMDA - Enforcement Cell (Central-II) - Completed construction of Stilt Floor + 3 floors Residential building with 12 Dwelling Units at Old Door No.57 & 59, New Door No.58 & 60, Sadaiyappan Street / Sadayappan Lane, Saidapet, Chennai comprised in T.S.No.28 & 29, Block No.34 of Mambalam Village within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:**
1. CMDA Planning Permission No. P.P.No. B/NHRB/423/2020 in Letter No. PP/ NHRB / C /464/2020 dated 18.12.2020 in Planning Permit No. 13792.
 2. TNRERA Registration for project in Reg.No.TN/29/Building/0258/2021, in file No.TNRERA/00505/2023, dated 27.02.2023.
 3. Completion Certificate application through online dated 29.03.2023, received on 30.03.2023.
 4. This office letter even no. dated 09.05.2023 addressed to the applicant.
 5. The applicant letter dated 22.05.2023, submitted the Additional DC and I&A charges remitted in CMDA Receipt No.C102124, dated 11.05.2023.
 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.Ufactor Properties Pvt. Ltd. Rep by Thiru.Abdul Hameed Sathiq GPA for Thiru.Shanmugavelu, D.Sokka & 2 Others have constructed Stilt Floor + 3 floors Residential building with 12 Dwelling Units at Old Door No.57 & 59, New Door No.58 & 60, Sadaiyappan Street / Sadayappan Lane, Saidapet, Chennai comprised in T.S.No.28 & 29, Block No.34 of Mambalam 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-II/ 175/2023, dated: 31-05-2023.

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

Yours faithfully,



for MEMBER-SECRETARY

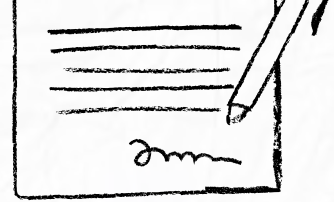
17/6/2023

Copy to:

1. M/s.Ufactor Properties Pvt. Ltd.
Rep by Thiru.Abdul Hameed Sathiq,
GPA for Thiru.Shanmugavelu,
D.Sokka & 2 Others,
No.42, 1st Avenue, Indira Nagar,
Adyar, Chennai- 600020
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. TNRERA Registration for project in
Reg.No.TN/29/Building/0258/2021, in file
No.TNRERA/00505/2023, dated
27.02.2023 valid up to 31.01.2024.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building, Display Board. SD for Building& SD for
Display Board remitted in Receipt No.CMDA/PP/Ch/3440/2020, dated 03.12.2020).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate.



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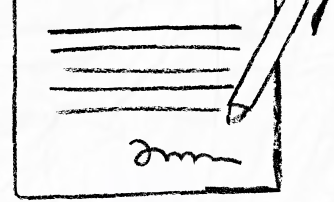
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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