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Project - Quarterly Progress Report

Promoter's Name	:	M/S KEERTHI BUILDERS
Project Name	:	SATHVIKA ENCLAVE
Project Registration No	:	TN/29/Building/0382/2021 Date:17-11-2021
Quarter Ending	:	(June, July & August) Year 2022

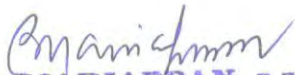
A. Sales

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)	9	912.49 sq.m
2.	Parking Lots	8	-
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	Single Block	Project 100% Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Single Block	-

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

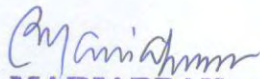

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
CMDA Grade-I (RE / GR-I / 19/3/057)
GCC-Grade-I (RE 100182019)
Ph: 26745655, Cell:9841296750.

C. Details of Clearances

1. Completion Certificate No. ----- Nil
2. Compliance Report, if any (Kindly Specify) - Nil
3. Annual Audit Report of Special Account in Form 7 NIL

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

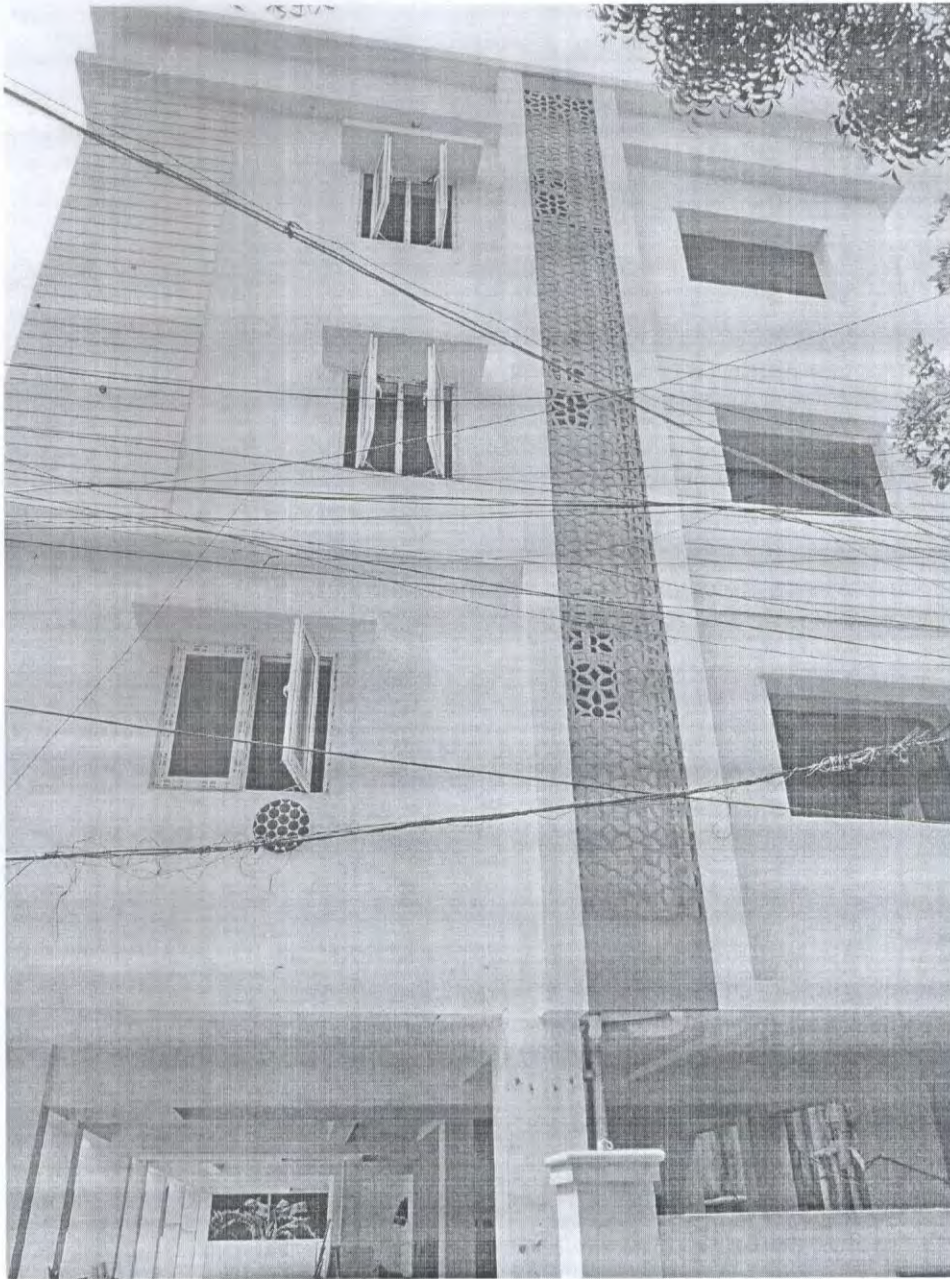
Note: Mail the above particulars to "reg.tnrera@tn.gov.in"



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Ph: 26745655, Cell:9841296750.

FRONT SIDE – BRICK WORK COMPLETED

PHOT TAKEN: 31-07-2022



P. Mariappan
P. MARIAPPAN, B.E., M.A.S.E.
Consulting Civil & Structural Engineer,
Registered Engineer
CMDA Grade-I (RE / GR-I / 19/3/057)
GCC-Grade-I (RE 100182019)
Ph: 26745655, Cell: 9841296750.

WEST SIDE – BRICK WORK COMPLETED

PHOT TAKEN: 31-07-2022



P. Mariappan
P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
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**Plot No.44B, Door No.5, Jothi Ramalingam
Street, Ullagaram, Chennai – 600 091**

**FORM-4
ARCHITECT 'S
CERTIFICATE**

Date: 01-03-2022

**To
Keerthi builders
No.12/560, 11th Street, Gandhi Nagar,
Kovilambakkam,
Chennai - 600 129.**

Subject: Certificate of Completion of Construction Work of Building Residential of the Building of the Project **(TNRERA Registration Number TN/29/builing/0382/2021)** situated on the Plot bearing Plot No.44B, Door No.5, JothiRamalingam Street, Ullagaram, Chennai - 600 091, demarcated by its boundaries (latitude and longitude of the endpoints) Latitude - 12.9703657 Longitude - 80.1920253, Mr. Murali's Property to the North, Muthu Mohammed Road - Now Ramalingam Street to the South, Mr. Vignesh's Flat to the East, Ms. Malathi Ammal's Property to the West of Division 169, Zone 14, Survey No.77/102, Plot No.44B, Door No.5, JothiRamalingam Street, Puzhuthivakkam, Ullagaram Village, Alandur Taluk, Chennai District, PIN - 600 091, measuring 1055.78 sq.mts. Area being developed by Keerhi Builders.

I Mr. P. Mariappan, have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building **SATHVIKA ENCLAVE** of the Building situated on the Plot No.44B, Door No.5, Jothi Ramalingam Street, Ullagaram, Chennai - 600 091, of Division 169, Zone 14, Survey No.77/102, Puthivakkam Village, Alandur Taluk, Chennai District, PIN - 600 091, measuring 1461.43 sq.mts. Area being developed by **KEERTHI BUILDERS**.


P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
CMDA Grade-I (RE / GR-I / 19/3/057)
GCC-Grade-I (RE 100182019)
Ph: 26745655, Cell: 9841298750.

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

M/s/Thiru/Tmt. _____ as Architect/Engineer

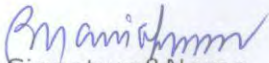
M/s/Thiru/Tmt. _____ as Structural Consultant

M/s/Thiru/Tmt. _____ as MEP Consultant

M/s/Thiru/Tmt. _____ as Site Supervisor/Clerk of Works

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 Residential Building of the Building has been completed in all aspects. The Residential Building 1 Block of the Building is granted Completion Certificate bearing number CC/WDCN14/00846/2022 dated 23-07-2022 by **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, ZONAL OFFICE-PERUNGUDI** (Competent Authority).

Yours Faithfully,


Signature & Name

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
CMDA Grade-I (RE / GR-I / 19/3/057)
GCC-Grade-I (RE 100182019)
Ph: 26745655, Cell: 9841296750.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Perungudi
Completion Certificate

From	To	
The Zonal Officer, Greater Chennai Corporation, No.6/64, Puzhuthivakkam Main Road, Chennai - 600091	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/00846/2022

Dated: 04/07/2022

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Door No:5,Plot No:44B, Survey No:77/102, JOTHIRAMALINGAM STREET,JOTHIRAMALINGAM STREET,Puzhuthivakkam,Ullagaram, Chennai, 600091 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN14/02933/2021 and BA/WDCN14/02894/2021 dated : 30/03/2021
- 2.Completion Certificate Application online registration :CC/WDCN14/00761/2022 dated :04/07/2022
- 3.This office letter vide No:CC/WDCN14/00761/2022 dated 04/07/2022
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2022-23/09002

(1) This is to certify that Thiru. Mr. A. DEVARAJ AND 3 OTHERS has completed the construction of Residential / Commercial building at Door No:5,Plot No:44B, Survey No:77/102, JOTHIRAMALINGAM STREET,JOTHIRAMALINGAM STREET,Puzhuthivakkam,Ullagaram, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/02933/2021 and Building Permit No:BA/WDCN14/02894/2021 dated: 30/03/2021. 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/WDCN14/00846/2022
Dated:23/07/2022

(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 SRINIVASAN
P V

Date: 29-Jul-2022 (18:38:05)

Zonal Officer-Perungudi
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.



 **empowering your real estate decisions**
with smart tools



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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