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FORM-4

ARCHITECT 'S CERTIFICATE

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

Date:03.08.2022

To

M/s Rampon Infratech Pvt. Ltd.,
No.51, Velachery Main Road,
Velachery, Chennai-600042 (Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of "RUBY" Building/Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0039/2021 dt.09.02.2021) situated on the Plot bearing Survey No.81/28/Plot No.5157, 9th Street,, Ram Nagar North Extension, Madipakkam, Chennai-600091 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 80 Feet to the East 60 Feet to the west of Division 169 Village Madipakkam Taluk Sholinganallur District Kancheepuram PIN 600091 measuring 445.93 sq.mts. area being developed by Rampon Infratech Pvt. Ltd., 51, Velachery Main Road, Velachery, Chennai-600042.

Sir,

I/we AR.N. Jothi Lakshmi have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Rampon Infratech Pvt. Ltd., RUBY Project Building/Block/Tower of the Building situated on the P lot No.5157/ Survey No.81/28/ 9th Street, Ram Nagar North Extension, Madipakkam, Chennai-600091 of Division_169 Village Madipakkam Taluk Sholinganallur District Kancheepuram PIN600091 measuring 445.93 sq.mts. area being developed by Rampon Infratech Pvt. Ltd. 51, Velachery Main Road, Velachery, Chennai-600042.

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

(i) M/s/Thiru/Tmt.AR. N. JOTHI LAKSHMI as Architect/Engineer

(ii) M/s/Thiru/Tmt P. RAMAN as Structural Consultant

(iii) M/s/Thiru/Tmt as MEP consultant

(iv) M/s/Thiru/Tmt S. RATHINAKUMAR as Site Supervisor/clerk ofworks

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 "RUBY" Building/ Block of the Building has been completed in all aspects. The 'RUBY' Building block of the Building is granted Completion Certificate bearing number C.C.No./EC/SOUTH-II/240/2022 dated 29.07.2022 by CMDA (competent Authority) .

Yours Faithfully,

AR.N.JOTHI LAKSHMI
ARCHITECT AND INTERIOR DESIGNER
CA.No.: CA/2000-25855
Reg. No: RA/Gr.I/19/03/069
No.65, 12th Avenue, Ashok Nagar,
Chennai-600 083.

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No .....)

4. I certify that the (Name of Promoter) has utilized the amounts collected for "RUPY" project has been in accordance with the proportion to the percentage of completion of the project. (If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions)

For MOUNTBATTAN & CO.,

(Signature and Stamp/Seal of the Signatory CA)

CA. M. MOUNTBATTAN
PROPRIETOR

Name of the Signatory:

Full Address

Membership No.:207744

E mail: mountbattan@gmail.com

Place:-Chennai

Date:-31-07-2022

Contact No:9962552908

MOUNTBATTAN & CO.
Flat No.2, Rajakani Velan Homes, New No.94, Old No.44, 7th Avenue, Ashok Nagar, Chennai - 600 083.
CHARTERED ACCOUNTANTS

Membership No. 207744

FRN No: 008296S

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY,
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

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/S/0256/2022 **Dated:29.07.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors Residential Building with 12 Dwelling Units availing Premium FSI at Plot No.5157, 9th Street, Ram Nagar North Extension, Madipakkam, Chennai in S.No.81/28 of Madipakkam Village, within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref:
1. CMDA Planning Permission No.B/Spl.Bldg./101 /2019 dated 06.06.2019 in Planning Permit No.12484 in letter No. PP/SB/S(B1)/0257/2019 dated 06.06.2019.
2. Completion Certificate Application received from M/s.Rampon Infratech Pvt. Ltd., Represented by its M.D.Thiru.R.Murugesan GPA for Thiru.R.Suresh on 30.06.2022.
3. This office D.C.Letter even No .dated 22.07.2022.
4. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021853 dated 25.07.2022.

*****

This is to certify that M/s.Rampon Infratech Pvt. Ltd., Represented by its M.D.Thiru.R.Murugesan GPA for Thiru.R.Suresh has Completed the Construction of Stilt Floor + 4 Floors Residential Building with 12 Dwelling Units availing Premium FSI at Plot No.5157, 9th Street, Ram Nagar North Extension, Madipakkam, Chennai in S.No.81/28 of Madipakkam Village, within the Limits of Greater Chennai Corporation vide Planning Permission in the reference 1st cited. It 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 240 /2022 dated 29.07.2022.**

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.

Yours faithfully,

29/07/2022

for MEMBER-SECRETARY

29/7/2022

Copy to:

1. M/s.Rampon Infratech Pvt. Ltd., Represented by its M.D.Thiru.R.Murugesan GPA for Thiru.R.Suresh,
   No.2A, Roopa Apartments,
   4th Main Road, Gandhi Nagar,
   Adyar, Chennai - 600 020.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Project Registration Certificate No.TN/29/Building/0039/2021, dt.09.02.2021 in file No. TNRERA/294/2021)

3. The Deputy Financial Analyst
   Finance Division, CMDA.
   (For Refund of Security Deposit for Building, Display Board and Septic Tank)

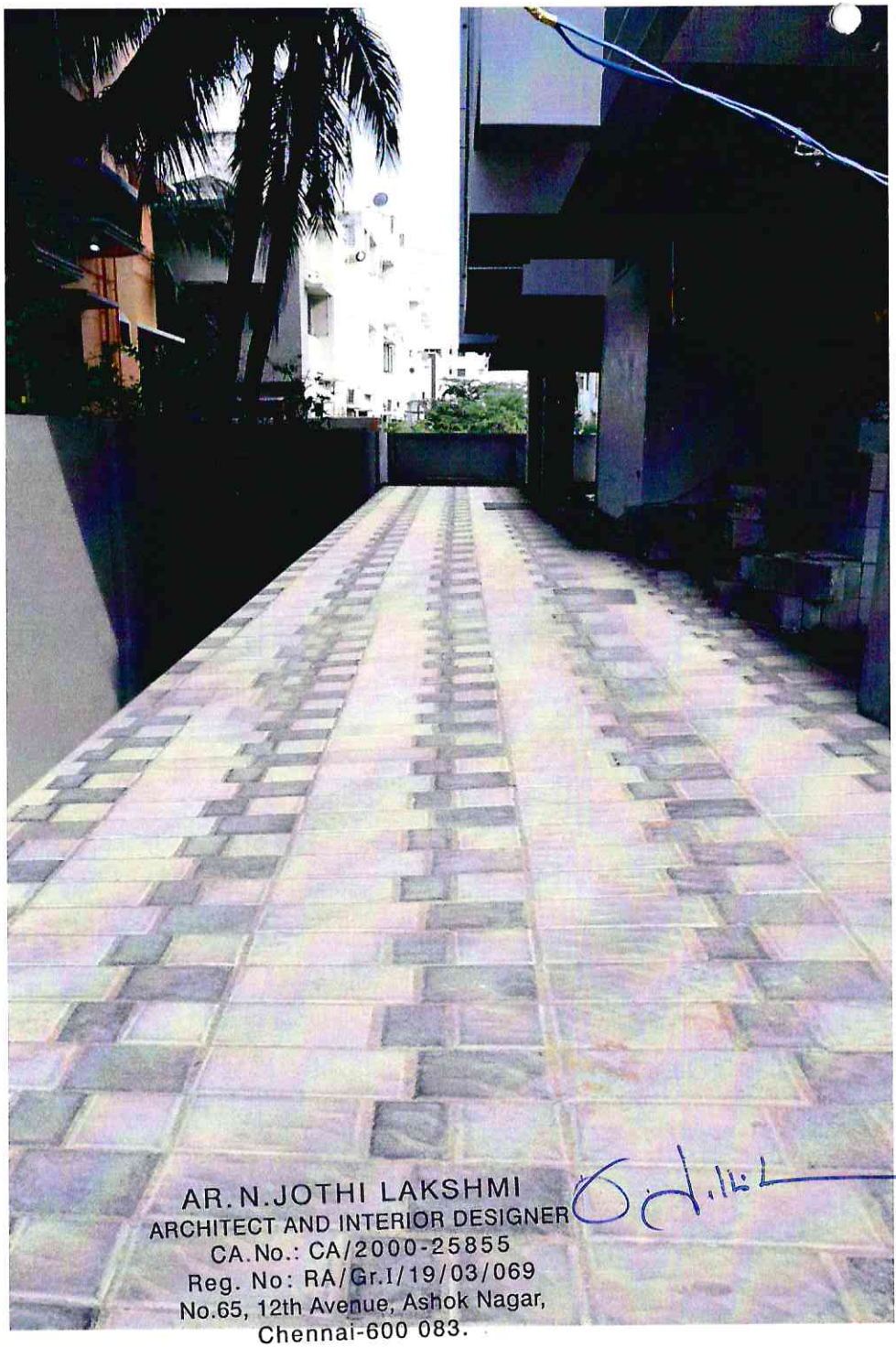
4. The System Analyst, Computer Cell, CMDA
   (to update Webpage).

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.



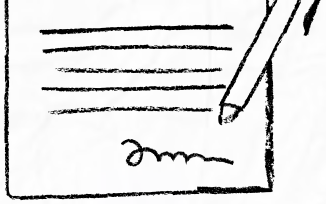


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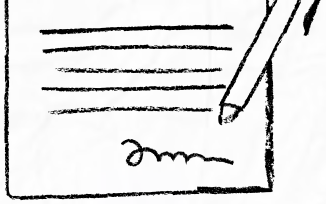
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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Chennai, India

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