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Project - Quarterly Progress Report

Promoter's Name	:	Nu Tech Associates, B. NAGI REDDY(Proprietor)
Project Name	:	NU TECH ZARINA TOWERS
Project Registration No	:	TN/29/Building/0402/2021/dt:06.12.2021
		VALID DATE-25/08/2026
Quarter Ending	:	30 September 2023

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)	*	Not for sale ✓
2.	Parking Lots	*	
3.	UDS Registered in Sq.m.	*	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Only one block	All work completed ✓
2.	Status of common Amenities for each Block/Tower, Item wise		NIL ✓

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

C. Details of Clearances

1. Completion Certificate No. Enclose (Only CC No. in Text format)
2. Compliance Report, if any (Kindly Specify) NIL (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) ENCLOSED (in PDF Format)

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

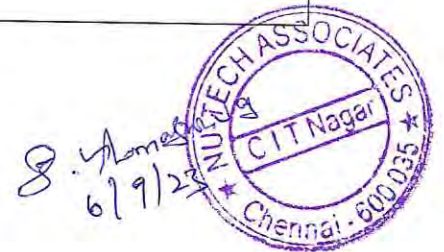


TNRERA REGISTRATION NO : **TN/29/Building/0402/2021/dt:06.12.2021**

PROJECT NAME : **NUTECH ZARINA TOWERS**

DESCRIPTION		PRESENT STAGE OF CONSTRUCTION
1	Foundation	Completed
2	Stilt Floor, First floor, Second floor Third Floor, Fourth floor roofing work	Completed
3	First floor, Second Floor, Third floor, fourth floor Brick Work	Completed
4	All floor Inner wall plastering work	Completed
5	Elevation work	Completed
6	Outer Wall plastering Work	Completed
7	Over Head Room, Water tank	Completed
8	Tiles work and paint work	Completed
9	Plumbing & Electrical work	Completed
10	Drainage and metro water	Completed
11	Transformer	Completed

All work is 100 % work completed



TNRERA REGISTRATION NO : TN/29/Building/0402/2021/dt: 06.12.2021

PROJECT NAME : NUTECH ZARINA TOWERS

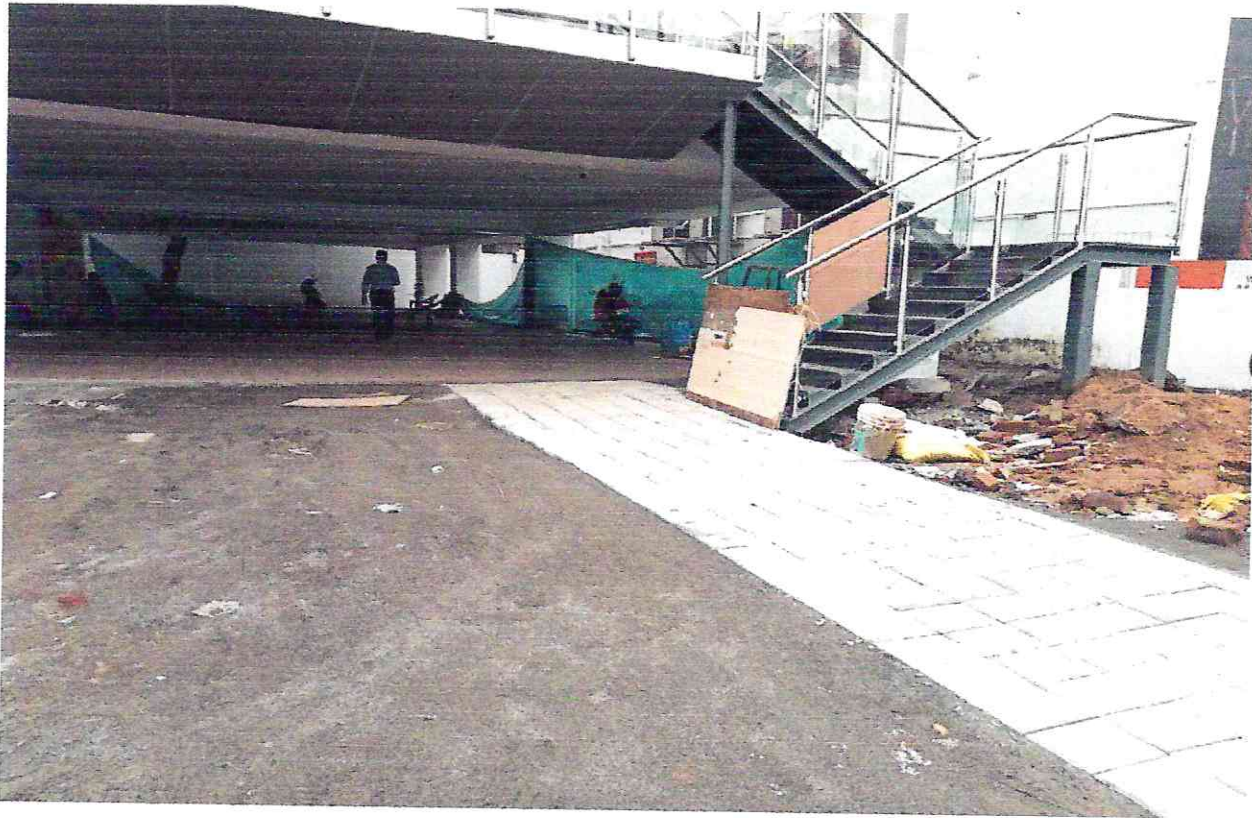


6/09/23
G. S. Srinivas
6/09/23



TNRERA REGISTRATION NO : TN/29/Building/0402/2021/dt: 06.12.2021

PROJECT NAME : NUTECH ZARINA TOWERS



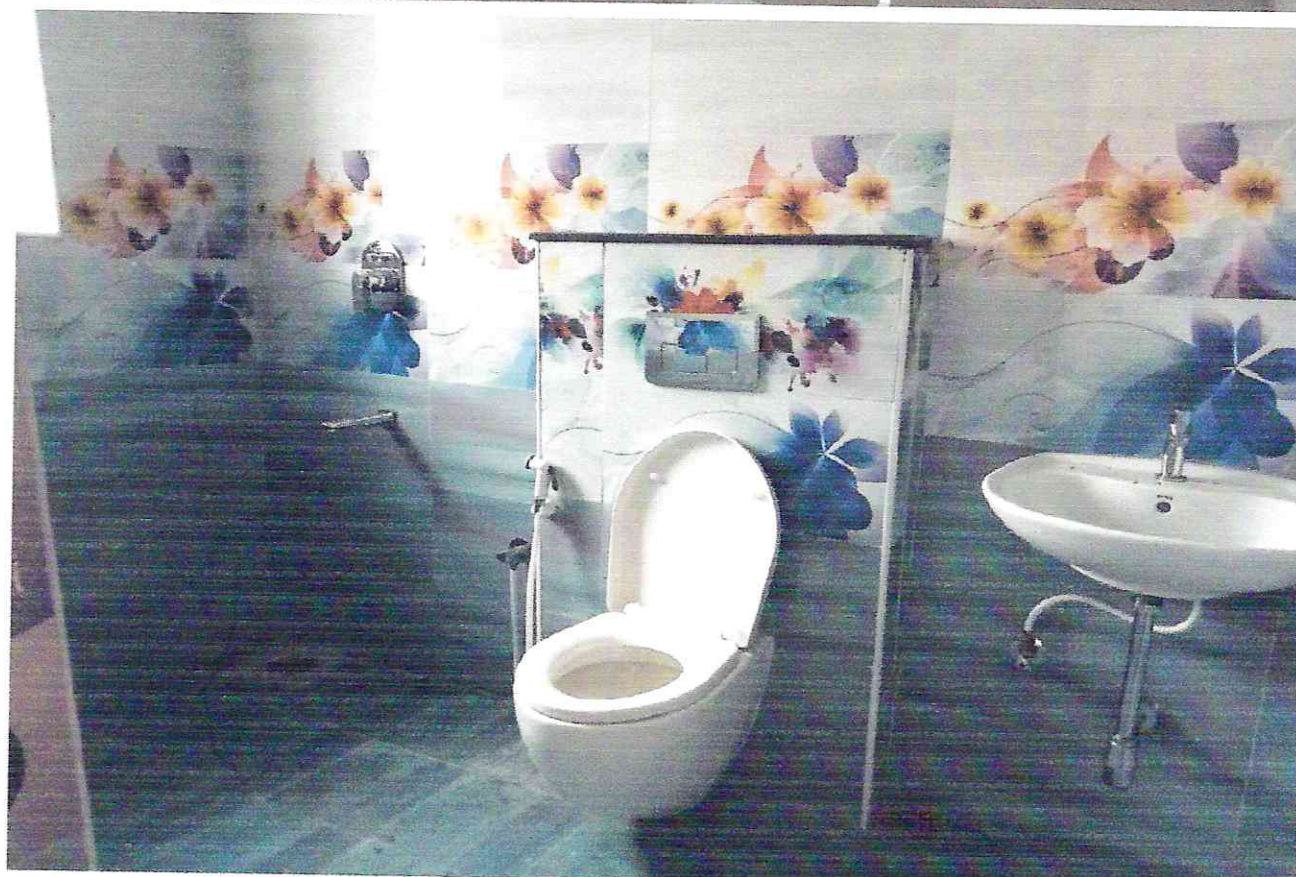
8.5/10
6/09/23

NU-TECH ASSOCIATES
CIT Nagar
Chennai-600 035

TNRERA REGISTRATION NO : TN/29/Building/0402/2021/dt: 06.12.2021

PROJECT NAME

: NUTECH ZARINA TOWERS



6/09/23



TNRERA REGISTRATION NO : TN/29/Building/0402/2021/dt: 06.12.2021

PROJECT NAME : NUTECH ZARINA TOWERS



8/5/2023
6/09/23
NU-TECH ASSOCIATES
CIT Nagar
Chennai - 600 035



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,
Chindhatharipet
Chennai-600 002.

Letter No. CMDA/CC/NHRB/C/137/2023

Dated: 12-05-2023

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 4 floors Office (1st to 3rd Floor- office) cum residential building (4th Floor Residential) with 3 dwelling units at Plot No.4, Old Door No.343, New Door No.88, Arcot Road, Kodambakkam, Chennai – 600 024 comprised in Old S.No.1271 (part), 1272 (part), T.S.No.39/2, Block No.25 of Puliur Village within Greater Chennai Corporation limit – Completion Certificate - Issued – Reg.

- Ref:
1. CMDA issued Planning Permission No.B/NHRB/254/2021 dated 26.08.2021 vide this office letter No. PP/NHRB/C/1121/2019, Planning Permit No.14362.
 2. TNRERA Registration Certificate of Project in no.TN/29/Building /0402/2021 dated 06.12.2021 valid upto 25.08.2026.
 3. Completion Certificate application through online dated 30.03.2023 received on 03.04.2023.
 4. This office letter even no. dated 28.04.2023 addressed to the applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0023365, dated 04.05.2023
 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 Tmt.Zarina Samuel have constructed Stilt Floor + 4 floors Office (1st to 3rd Floor- office) cum residential building (4th Floor Residential) with 3 dwelling units at Plot No.4, Old Door No.343, New Door No.88, Arcot Road, Kodambakkam, Chennai – 600 024 comprised in Old S.No.1271 (part), 1272 (part), T.S.No.39/2, Block No.25 of Puliur Village within Greater Chennai Corporation limit. 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 /139/2023, dated:12-05-2023.

//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 1st cited).

Yours faithfully

S. Prithiviyaj
12/05/23
for MEMBER-SECRETARY

Copy to:

1. **Tmt.Zarina Samuel**
Old No.41, New No.76
Block No.1, 2nd Floor,
C.I.T.Nagar, 1st Main Road,
Nandanam
Chennai – 600 035.
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
(TNRERA Registration Certificate
of Project in no.TN/29/Building
/0402/2021 dated 06.12.2021
valid upto 25.08.2026)
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building & Display Board. SD for Building &
Display Board charges remitted vide Rt.No. B0016066 dated 28.02.2020)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- (i) All the particulars are furnished as per the O/o.No.1/2023 dated 12.01.2023 and enclosed in the even file no..dated 08.05.2023.

FORM -4
ARCHITECT CERTIFICATE

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No,1-A.CMDA TOWER-11,1ST Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Date ; - 25.9.2023
Place : Chennai

Sub:- Certificate for Completion of Construction work of Nu-tech ZARINA TOWERS
TNRERA Registration Number - TN/29/Building/0402/2021/dt:06.12.2021
having Stilt floor + 4 floors office(1st to 3rd Floor-Office) and 4th Floor- 3 dwelling units
at plot No.4, Old Door No.343, New Door No.88, Arcot Road, Kodambakam, Chennai,
Comprised in old S.No.1271 part, 1272 part, T.S.No.39/2, Block No.25 of puliyur
village, Egmore Taluk, Chennai district. PIN 600024. Measuring 1442.25 sq mtr, area
being developed by nutech Realty project pvt ltd.

Respected sir ,

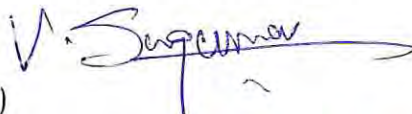
I v.sugumar have undertaken Assignment as Architect of Certifying
Completion of Construction work of NU-Tech Zarina Tower Building having Stilt floor
+ 4 floors office(1st to 3rd Floor-Office) and 4th Floor- 3 dwelling units at plot No.4, Old
Door No.343, New Door No.88, Arcot Road, Kodambakam, Chennai, Comprised in old
S.No.1271 part, 1272 part, T.S.No.39/2, Block No.25 of puliyur village, Egmore Taluk,
Chennai district. PIN 600024. Measuring 1442.25 sq mtr, area being developed by
nutech Realty project pvt ltd.

Following Technical Professionals are appointed by Owner / Promoter

- (i) Thiru. V.sugumar as Architect
- (ii) Thiru Somadeva Nagesh As Structural Consultant
- (iii) Thiru J. Thomas as Site Supervisor

Based On Completion Certificate Received from Structural Engineer
and site supervisor and to the best of our Knowledge , I here by certify that NU-Tech
Zarina Tower Building has been completed in all aspects. The Nu-Tech Zarina Tower
Building is granted Completion Certificate bearing number C.C.No EC /Central -I
/139/2023 dated 12.05.2023 by CMDA

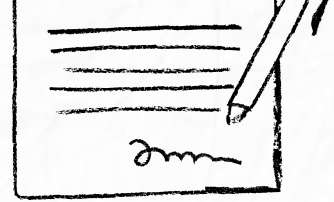
Your Faithfully ,



(v.sugumar)

CMDA Reg No :

V. SUGUMAR, B.Arch., A.I.I.A.,
Registered Architect
C.O.A. Registration No. CA/97/21226
CMDA Registration No. RA/Gr.I/19/04/189
New No.27, Old No.15, 2nd Cross Street,
Trustpuram, Kodambakkam, Chennai-600 024.
Mobile: 9840025728, Email: insstudio01@yahoo.com



our services doesn't just end there



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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



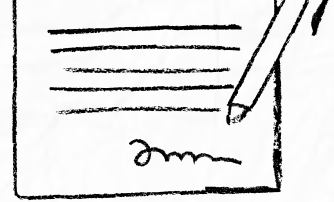
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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