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NIVASAN HOMES PRIVATE LIMITED

NIVASAN HOMES

CIN : U45201TZ2008PTC014220 PAN : AACCN8709N
GSTIN : 33AACCN8709N1Z3

Project - Quarterly Progress Report

Promoter's Name	:	NIVASAN HOMES PRIVATE LIMITED
Project Name	:	NIVASAN RAMAAS
Project Registration No	:	TN/11/BUILDING/0404/2021 DT.07.12.2021
Quarter Ending	:	(March- Year 2024)

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	-	-
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	Block 1 Block 2	100 % completed 100% Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Completed	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**1893**

Admin Office : .252, Avinashi Road, Peelamedu, Coimbatore - 641 004.
Ph: 0422 - 4959992 / 98423 23071 e-mail : info@nivasanhomes.com | www.nivasanhomes.com

C. Details of Clearances

1. Completion Certificate No. 80/2023(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 **ENCLOSED** (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"

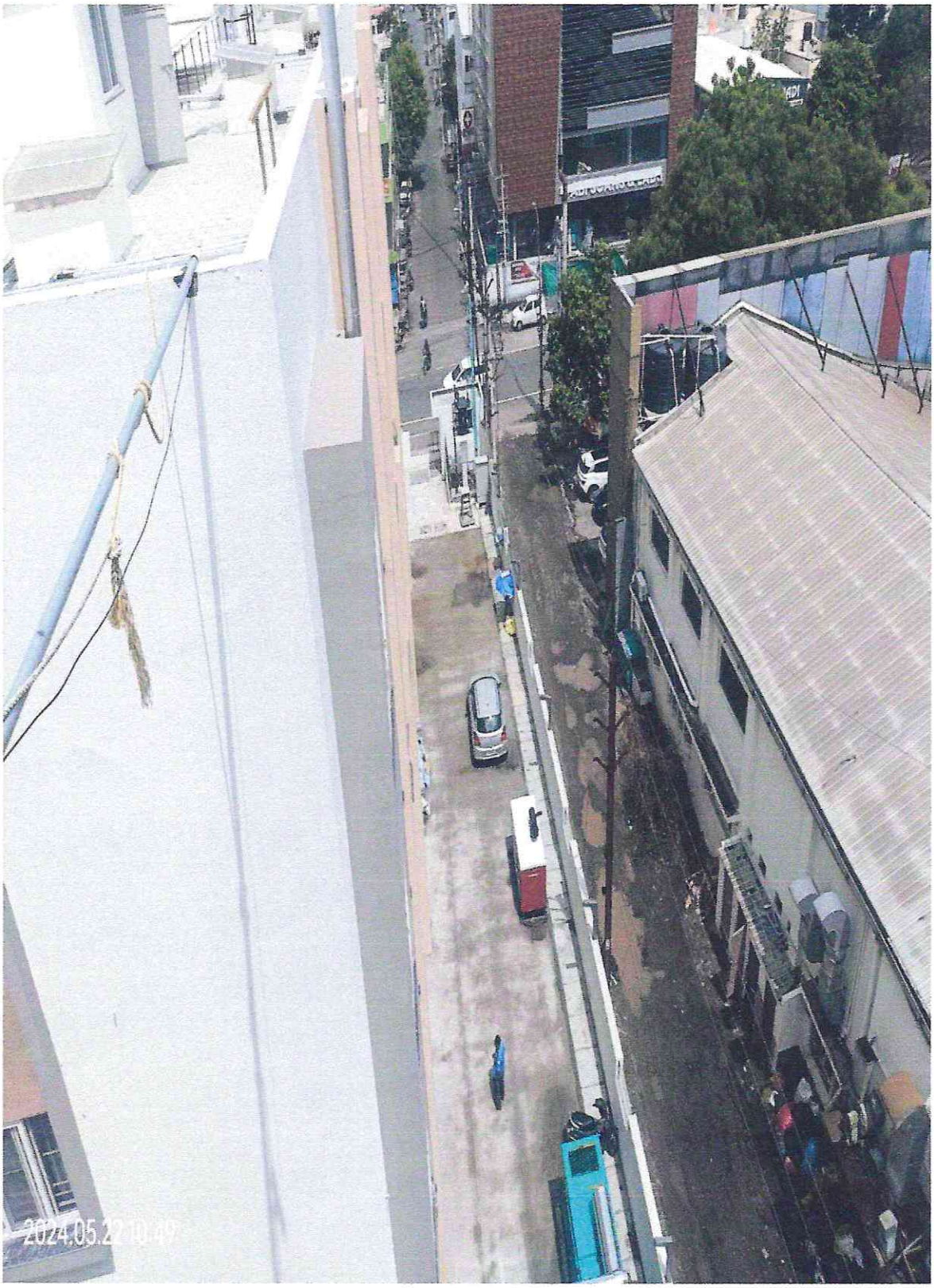
For NIVASAN HOMES PRIVATE LIMITED

Director

NIVASAN RAMAAS PHOTOS AS ON 22.05.2024

2024.05.22 11:43

2024.05.22 11:43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Use the Stairs

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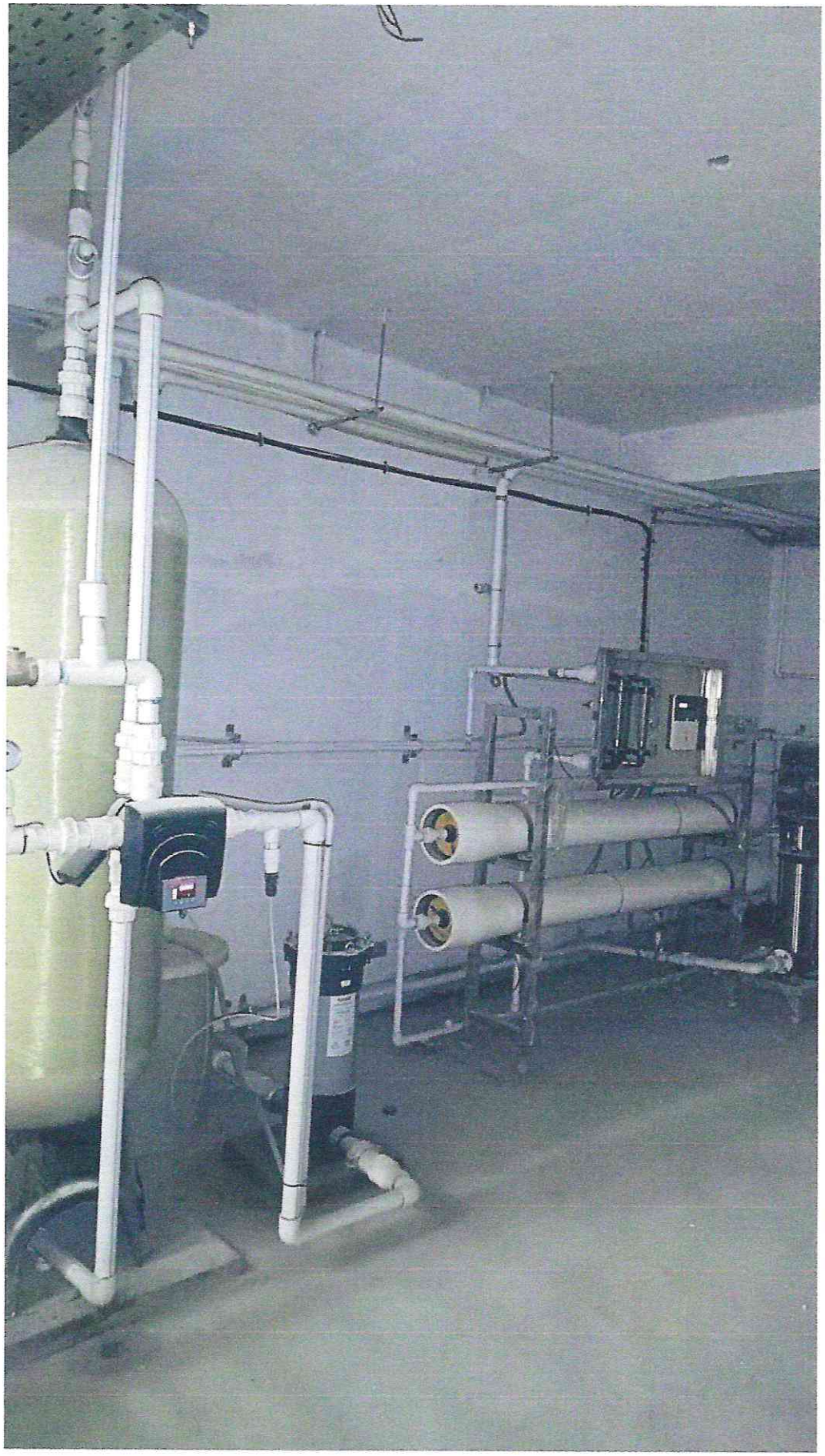

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VESAT
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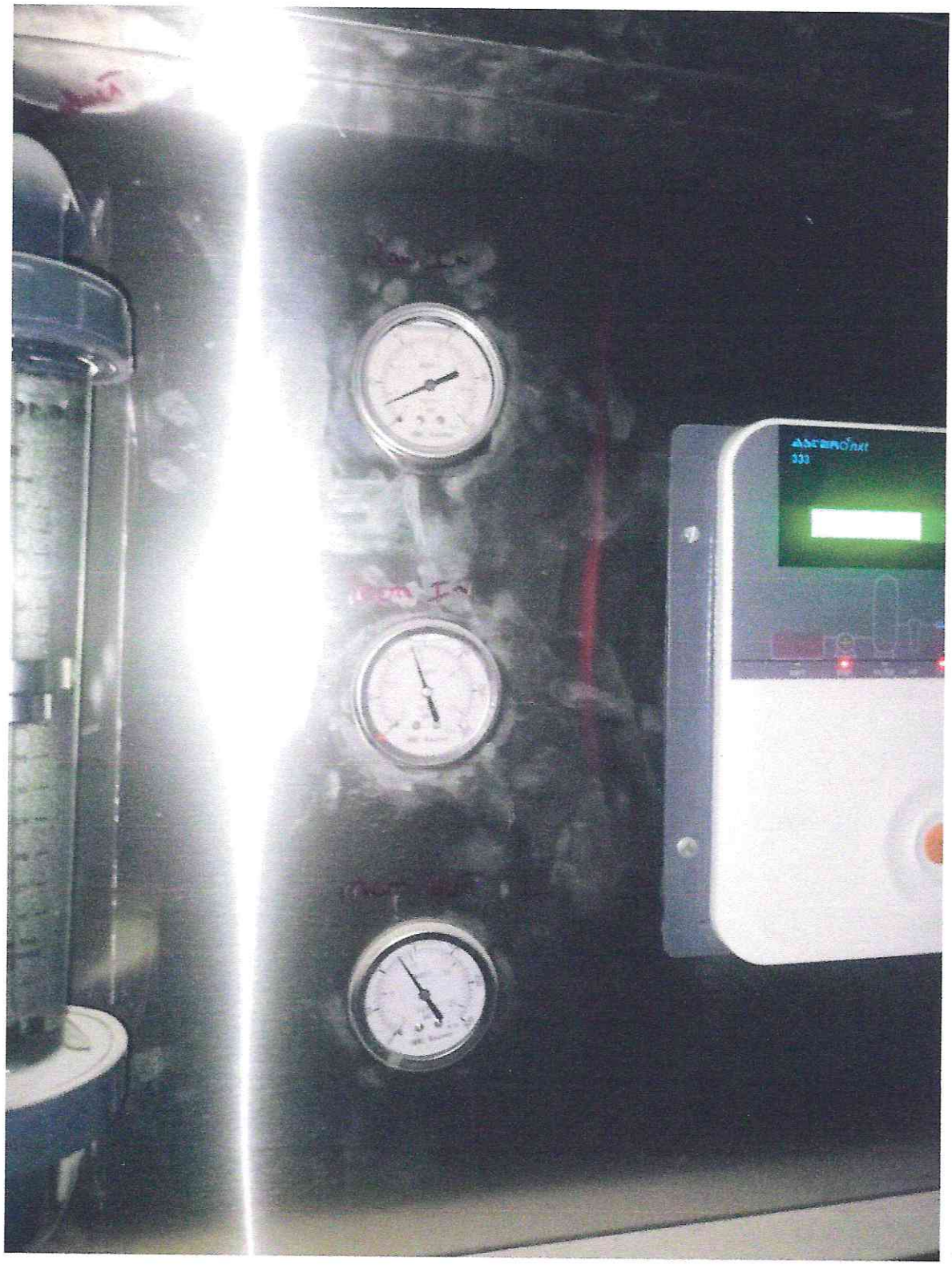

STP

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NIVASAN
RAMAAS
kotak
Kotak Mahindra Bank
Empower your business

From
Thiru.R.Rajaguru, M.Tech.,
Assistant Director
Member Secretary/Joint Director (Incharge)
Coimbatore Local Planning Authority,
Door No. 50, FCI Road, Gandhima Nagar,
Ganapathy,
Coimbatore-18
E-mail: kovaidisttcp@gmail.com
Ph.No. : 0422 – 2380243

To
1.The Executive Engineer,
Tamilnadu Electricity Board,
Coimbatore.

2. The Executive Engineer,
Tamil Nadu Water Supply and Drainage Board,
Coimbatore.

Roc.No.4096/2023/LPA **Dated: .11.2023**

Sir,

Subject : District Town and Country Planning Office Coimbatore - Coimbatore Local Planning Authority - Completion Certificate for **Block-1 (Consulting Office & Residential Building** With 15 Dwellings) – Basement + Ground Floor + 4 Floors & **Block-2- (Residential Building** With 20 Dwellings)- Stilt +5 Floors at Coimbatore Corporation(East Zone) – Uppilipalayam Village – Ward No 33- Block No. 5- T.S.No 46 & 48 (Old SF No.305/3pt) – Site Extent 2220.23 sq.m - Completion Certificate Issued – Reg.

Reference
1. Director of Town and Country Planning office Chennai ROC.No-16945/2020/TCP-3/BA Dated : 16-12-2020
2. Coimbatore Local Planning Authority Letter ROC No.2724/2020/LPA Planning Permission No. 211 'அ' முதல் 'இ' வரை /2021 dated 04.06.2021.
3. The Commissioner, Coimbatore Corporation B.L.No-BL/0866/2021/MH2/E Dated: 23-9-2021
4. Construction Completion Certificate application received from applicant dated. 7.8.2023
5. Circular from the Director of Town and Country Planning, Roc No. 19093/2022/TCP-5, Dated:20-04-2023.

*****

This is to certify that M/s.Nivasan Homes Pvt .Ltd, No 14/2 & 4 , Avinashi Road, Peelamedu, Coimbatore has Constructed **Block1- (Consulting Office & Residential Building** With 15 Dwellings) with Basement + Ground Floor + 4 Floors & **Block-2- (Residential Building** With 20 Dwellings) with Stilt +5 Floors at Coimbatore (East Zone) , Uppilipalayam Village , Ward No 33, Block No. 5 in T.S.No 46 & 48

(Old SF No.305/3pt) with Site Extent of 2220.23 sq.m With reference to 1st cited above the Technical Clearance has been issued, followed by Planning Permission has been issued vide this office letter has cited in 2nd reference.

It was inspected and observed that this buildings has been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

1. Accordingly, Completion Certificate is issued for the above construction in **C.C No. 80/2023** is issued for Constructed **Block-1 (Consulting Office & Residential Building) & Block-2- (Residential Building).**

2. The Completion Certificate is issued in accordance with the provision of the TNCDBR – 2019, Rule No. 20& Annexure XXIII of there under does not cover the structural stability aspect of the building. It is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineer / 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.

20/11/23.

Member Secretary/Joint Director (IC),
Coimbatore Local Planning Authority
Coimbatore.

20-11-2023

Copy to :

1.M/S. Nivasan Homes Pvt .Ltd,
No 14/2 & 4 , Avinashi Road
Peelamedu, Coimbatore-641004

2. The Commissioner,
Coimbatore City Muncipal Corporation,
Big Bazaar Street,
Coimbatore-641 001.

VESTA
ARCHITECTS

FORM-4

ARCHITECT 'S CER1FICATE
(To submitted on completion of each theBuilding/Block/Tower)

Date: 30.04.2024

To

M/s NIVASAN HOMES PRIVATE LIMITED
NO .252. Avinashi Road
Peelamedu
Coimbatore -641004

Subject:

Certificate of completion of construction Work of NIVASAN **RAMAAS** Building/Block of the Building of the Project (TNRERA Registration Number TN/11/Building/0404/2021) situated on the Site bearing Survey no. **No.305/3** bounded South of Property of Dimond Engineering Company and 8 feet pathway left for common usage by existing landowners North of Property of Kondasamy Naidu East of North South Kamarajar RoadWest of Property belonging to Mounasamy Uppilipalayam village ,Coimbatore south taluk. East West on both sides 336.60 feet, North South on both sides 71.00 feet Coimbatore District-PIN-641015. Admeasuring-23,898.60sq .ftor 54.86 cents. As per digital survey the **now available** extent of ground is only **23,696.64 sq.ft** or **54.40 cents**.. area being developed by NIVASAN HOMES PRIVATE LIMITED

Sir, We have undertaken assignment as Architect /Engineer of certifying completion of construction work of **NIVASAN RAMAAS** of the Building of the Project (TNRERA Registration Number TN/11/Building/0404/2021) Survey no. **No.305/3** bounded South of Property of Dimond Engineering Company and 8 feet pathway left for common usage by existing landowners North of Property of Kondasamy Naidu East of North South Kamaraj Road West of Property belonging to Mounasamy Uppilipalayam village ,Coimbatore south taluk. East West on both sides 336.60 feet, North South on both sides 71.00 feet Coimbatore District-PIN-641015. Admeasuring-23,898.60sq .ftor 54.86 cents. As per digital survey the **now available** extent of ground is only **23,696.64 sq.ft** or **54.40 cents**.. area being developed by NIVASAN HOMES PRIVATE LIMITED

13

VESTA
ARCHITECTS

Following technical professionals are appointed by Promoter:

I. M/s Vesta Architects as Architect

II. M/s G.Nirmal Chander M.E (Structures) MIE as Structural consultant

III. M/s BK POWER and M/s.KP Consultant as MEP consultant

IV. M/s.Srinivasan Associates Private Limited as Site Supervisor.

Based on completion certificate received from structural engineer and site supervisor and to the best of our knowledge, we here by certify that **NIVASAN RAMAAS** building has been completed in all aspects. The NIVASAN RAMAAS Building granted Completion Certificate bearing number C.C NO 80/2023 dated 20.11.2023 by Coimbatore Local Planning Authority (Competent Authority)

Yours faithfully.

S. Vidya

Signature & Name of Architect

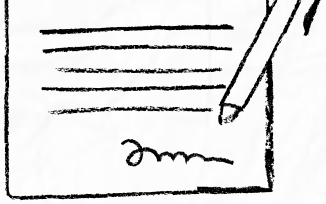
(License NO.....**CA/2015/69371)**

VIDYA SRINIVASAN
CA/ 2015/69371

VESTA ARCHITECTS
252, Avinashi Road,
Peelamedu,
Coimbatore - 641 004.

For NIVASAN HOMES PRIVATE LIMITED

Director



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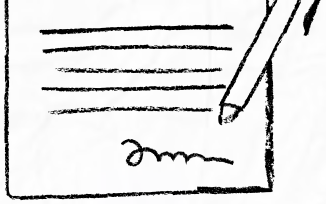

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Vastu & Property Management Tools

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Verified RealEstate™

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

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

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www.verified.realestate