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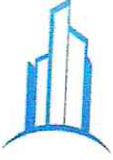
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VISHWAKARMA DESIGNS

CONCEPT TO CREATION

NO.13, MADHAVARAM CO - OPERATIVE NAGAR, 2ND STREET,

MOOLACHATHIRAM, MMC, MADHAVARAM, CHENNA- 600 051

(CONTACT NO. (044) 4215 2125, MOBILE NO. +91 94445 82509)

Date: 01.10.2022

FORM 4

ARCHITECT'S CERTIFICATE

To
The Managing Director,
R U Constructions Private Limited
No - 18/23, 2nd Cross Street. East CIT Nagar
Nandanam, Chennai - 600035

Subject: Certificate of Completion of construction work of Residential Apartment Project
"Avighna Abode" for Construction of one block of Stilt+3 Floors (RERA Registration Number :-
TN/29/BUILDING/0413/2021) situated on Plot No.1306, 18TH main road, Ram nagar comprised in
Survey no.125, Madipakkam Village, Shozhinganallur Taluk, Chennai being developed by Mr
V.Sethuramalingan & R U Constructions Pvt Ltd

Ref: RERA Registration Number: TN/29/BUILDING/0413/2021

Dear Sir/ Madam

I, R.Nirmala, have undertaken assignment of certifying completion for the Subject Real Estate Project
situated on Plot. No.1306, 18TH main road, Ram nagar comprised in Survey no.125, Madipakkam
Village, Shozhinganallur Taluk, Chennai being developed by R U Constructions Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter:-

- I. Smt. R.Nirmala as Licensed Surveyor
- II. Shri. N.Jagadish as Structural Consultant
- III. Shri.R.Kishore Kumar as MEP Consultant
- IV. Shri. Amaran as Site Supervisor/ Clerk of works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the
best of my/our knowledge, I/We hereby certify that Building has been completed in all aspects. The
Building is granted Completion Certificate by Chennai corporation bearing number:
CC/WDCN14/01112/2022 dated: 13/09/2022

Yours Faithfully

R. Nirmala
R.NIRMALA

R. NIRMALA
Registered Engineer RE3 0403 2019
GREATER CHENNAI CORPORATION
No.13, Madavaram (Co-op) Nagar Phase II
Moolachathiram M.M.C. Chennai-51.
Cell : 94445 82509

DESIGNS-APPROVAL-ELEVATION-STRUCTURAL







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, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/01112/2022

Dated: 13/09/2022

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Plot No:1306, Survey No:125/238,18th MAIN ROAD, RAM NAGAR, RAM NAGAR,MADIPAKKAM,Madipakkam, 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/WDCN14/06237/2021 and BA/WDCN14/05488/2021 dated : 09/08/2021
- 2.Completion Certificate Application online registration :CC/WDCN14/01035/2022 dated :13/09/2022
- 3.This office letter vide No:CC/WDCN14/01035/2022 dated 13/09/2022
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2022-23/13294

(1) This is to certify that Thiru. Ms R U CONSTRUCTIONS PVT LTD REP BY R RAJESH KUMAR GPA FOR Mr V SETHU RAMALINGAM has completed the construction of Residential / Commercial building at Plot No:1306, Survey No:125/238,18th MAIN ROAD, RAM NAGAR, RAM NAGAR,MADIPAKKAM,Madipakkam, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/06237/2021 and Building Permit No:BA/WDCN14/05488/2021 dated: 09/08/2021. 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/WDCN14/01112/2022
Dated:30/09/2022

(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 provison does not cover Structural Stabily aspect of the building. As far as the structural stabilty, 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: 03-Oct-2022 (16:26:53)
Zonal Officer-Perungudi
Greater Chennai Corporation



ENGINEER'S CERTIFICATE

16/10/22

To
The Managing Director,
R U Constructions Pvt Ltd,
Chennai-35

Subject: Certificate of Cost Incurred for Development of "Avighna Abode" for Construction of one block of Stilt+3 Floors (RERA Registration Number :- TNRERA/6835/2021) situated on Plot No.1306, Survey no.125, Madipakkam Village, Shozhinganallur Taluk, Chennai being developed by R U Constructions Pvt Ltd

Ref: RERA Registration Number: TNRERA/6835/2021

Sir,

I, **R.Kishore Kumar**, have undertaken assignment of certifying completion for the Subject Real Estate Project registered under TNRERA, building being Stilt + 3 Floors in a single block Building Situated on Plot No.1306, Survey no.125, Madipakkam Village, Shozhinganallur Taluk, Chennai admeasuring 4800 sq.ft area being developed by R U Constructions Pvt Ltd

Following technical professionals are appointed by Owner / Promoter :-

Smt. Nirmala as Licensed Surveyor

Shri. N.Jagadish as Structural Consultant

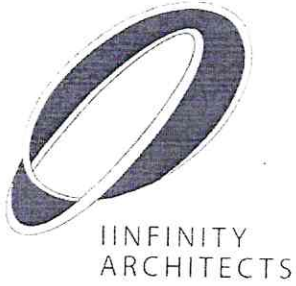
Shri.R.Kishore Kumar as MEP Consultant

Shri. Amaran as Site Supervisor/ Clerk of works

1. We have estimated the cost of the completion to obtain Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. PRABHU as quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

+91 7358-254543


R. KISHORE KUMAR, B.E., M.P.E. (AEC)
Registered Engineer, Grade-II
CMDA Reg. No: RE / Gr-II / 2022 / 07 / 208
No.11, Jagannathan Street, Lakshmana Nagar,
Kottivakkam, Chennai-600 041.
1
iinfinityarchitects@gmail.com



2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. Two crore forty five lakh thirty seven thousand (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Greater Chennai Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 2,45,37,000 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Greater Chennai Corporation) is estimated as Nil Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A:

Single Block

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No.	Particulars	Amount (Rs.)
1.	Total Estimated cost of the building.	2,10,00,000
2.	Cost incurred as on 16/10/22.	2,10,00,000
3.	Work done in percentage.	100%
4.	Balance cost to be incurred based on estimation.	NIL


R. KISHORE KUMAR, B.E., M.P.E. (Aus),
Registered Engineer, Grade-II
CMDA Reg. No: RE / Gr-II / 2022 / 07 / 208
No.11, Jagannathan Street, Lakshmana Nagar,
Kottivakkam, Chennai-600 041.
Mob: 73582 54543



TABLE B: Internal & External Common Area work

(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particulars	Amount (Rs.)
1.	Total Estimated cost of the common works	35,37,000
2.	Cost incurred as on 16/10/22.	35,37,000
3.	Work done in percentage.	100%
4.	Balance cost to be incurred based on estimation.	NIL

Yours Truly,


R. KISHORE KUMAR, B.E., M.P.E. (Aus),
Registered Engineer, Grade-II
CMDA Reg. No: RE / Gr-II / 2022 / 07 / 208
No.11, Jagannathan Street, Lakshmana Nagar,
Kottivakkam, Chennai-600 041.
Mob: 73582 54543



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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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