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Project - Quarterly Progress Report

Promoter's Name	:	Ruby Builders & Promoters
Project Name	:	"Ruby Upside Avenue Annex"
Project Registration No	:	TN/01/Building/0434/2021 dated 28.12.2021
Quarter Ending	:	June 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)	5 flats sold out	408
2.	Parking Lots	5	
3.	UDS Registered in Sq.m.	5 No's Registered	503.55

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One Block	Project completed – cc received
2.	Status of common Amenities for each Block/Tower, Item wise	One Block	Project completed – cc received

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3,51,88,838

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/S/0107/2023**
2. Compliance Report, if any: **NA**
3. Annual Audit Report of Special Account in Form **ATTACHED**

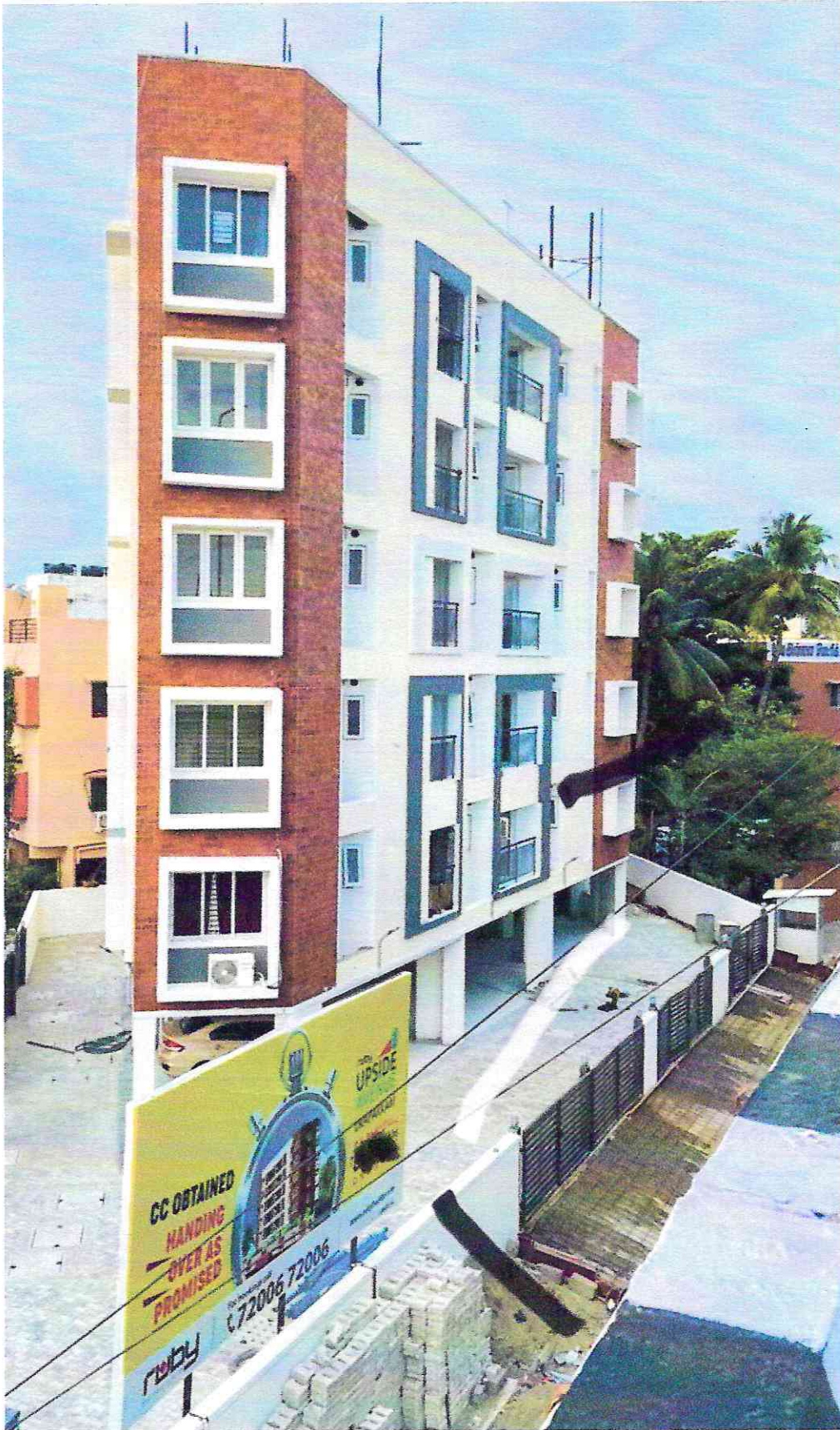
D. Latest Photo with Date (Atleast from 2 angles) ATTACHED

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

For RUBY BUILDER : PROMOTERS

G.V. Sankaranarayanan

Authorised Signatory



For RUBY BUILDERS & PROMOTERS

Civ. Shobin

A. Shobin & Partners



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 Commissioner,
Kattankolathur Panchayat Union,
G.S.T. Road,
Kattankolathur – 603 203.

Letter No. CMDA/CC/NHRB/S/0107/2023

Dated: 10.05.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing with Premium FSI at Station Road (Urapakkam Flyover Service Road), comprised in S.No.142A/1A1 of Kilambakkam Village within the limits of Kattankulathur Panchayat Union – Completion Certificate – Issued – Reg.

- Ref: 1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No.PP/NHRB/153/2021 dated 17.06.2021, Permit No.14161 in letter No. PP/NHRB/S(B1)/0572/2020 dated 17.06.2021.
3. Completion Certificate Application received from M/s. Ruby Builders & Promoters Pvt. Ltd., Rep by its Partner Thiru.R.Manoharan on 16.03.2023.
4. This office DC Advice letter even No. dated 03.04.2023.
5. Applicant letter dated 05.05.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023260 dated 17.04.2023.

This is to certify that M/s. Ruby Builders & Promoters Pvt. Ltd., Rep by its Partner Thiru.R.Manoharan has Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing with Premium FSI at Station Road (Urapakkam Flyover Service Road), comprised in S.No.142A/1A1 of Kilambakkam Village within the limits of Kattankulathur Panchayat Union vide CMDA Planning Permission in the reference 2nd 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 prescribed in Rule 20 (6) Annexure XXIII of TNCDDBR, 2019.

For RUBY BUILDERS & PROMOTERS
P.T.O.

C. V. Shalini
Authorised Signatory

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/135/2023 dated 10.05.2023.

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1th cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. Ruby Builders & Promoters Pvt. Ltd.,
Rep by its Partner Thiru.R.Manoharan,
GPA for Thiru.J.Pasupathy,
No.247-B, Velachery Main Road,
Selaiyur, Chennai – 600 073.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/7379/2021 dated 28.12.2021
with Registration No.
TN/01/Building/0434/2021 dated
28.12.2021 valid up to October 2023)
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for
Building, Display Board and STP)
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

(i) The Original Cash Receipt No. CMDA/PP/RC/0010/2021 dated 02.02.2021 for the Security Deposit has been 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.

For RUBY BUILDERS & PROMOTERS

Authorised Signatory

FORM-4
ARCHITECT 'S Certificate
(To be issued on completion of each of the Building/Block/Tower)

Date: 31-07-2023

To,
Ruby Builders & Promoters,
No. 247-B, Velachery Main Road,
Selaiyur, Chennai - 73.

Subject: Certificate of Completion of Construction Work of residential Building single Block of the Building of the Project (TNRERA Registration Number TN/01/Building/0434/2021 dated 28.12.2021, situated on the Plot bearing Survey No. 142A/1A1 of Kilambakkam Village within the Limit of Kattankulathur Panchayat Union. Demarcated by its boundaries (latitude and longitude of the end points) 12.869928, 80.0072674 & 12.869885, 80.072882 to the North, 12.869663, 80.072448 & 12.869797, 80.072806 to the South, 12.869885, 80.072882 & 12.869797, 80.072806 to the east 12.869663, 80.072448 & 12.869928, 80.072674 to the West of Chennai Division - Kilampakkam Village within Kattankulathur panchayat limits. Measuring 533.00 Sq.mts. area being developed by Ruby Builders & Promoters.

Sir/Mam,

1. I S. Shankaranarayanan (Registered Architect) having council of architect No. CA/97/21841 have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building situated on the Survey No. 142A/1A1 of Kilambakkam Village., measuring 533.00 Sq.mts. area being developed by Ruby Builders & Promoters.

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

- (i) M/s/Thiru/Tmt. S. Shankaranarayanan as Architect
- (ii) M/s/Thiru/Tmt. P. Raman as Structural Consultant
- (iii) M/s/Thiru/Tmt. John as MEP consultant
- (iv) M/s/Thiru/Tmt. Sureshababu as Site Engineer

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 the mentioned Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0107/20232 by CMDA.



Yours Faithfully,
(S. Shankaranarayanan)

S. SHANKARANARAYANAN, B.Arch.
Council of Architecture
Regst : CA / 97 / 21841
Registered Architect No. 24
Corporation of Madras



our services doesn't just end there



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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

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