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Project - Quarterly Progress Report

Promoter's Name	:	Maliban Estates
Project Name	:	Maliban Majestic
Project Registration No	:	TN/29/Building/0055/2021, Dated:16.02.2021
Quarter Ending	:	March - 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)	9 ✓	7770 Sq. Ft ✓
2.	Parking Lots	Open-5, Covered-7	-
3.	UDS Registered in Sq.m.	9 ✓	340 ✓

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block ✓	Completion Certificate obtained from CMDA vide No. <u>EC/Central- I /93/2022 dated: 07-04-2022</u>
2.	Status of common Amenities for each Block/Tower, Item wise	-	Fully Completed

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 obtained from CMDA vide No. **EC/Central- I /93/2022 dated: 07-04-2022**
2. Compliance Report, if any (Kindly Specify) - **NILL.**
3. Annual Audit Report of Special Account in Form 7 - **Enclosed**

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

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







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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/C/061/2022

Dated:07-04-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 3 Floors Residential Building with 9 dwelling units at Plot No.14, Old Door No.23, New Door No.2, Raja Veedhi, Choolaimedu, Chennai comprised in T.S. No.128 (as per document) T.S. No.128/1 (as per patta) Block No.10 of Puliur Village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/NHRB/340/2019 in letter No. PP/NHRB/C/559/2019, dated 29.10.2019, Planning Permit No. 12923.
 2. TNRERA registration No.TN/29/Building/0055/2021, dated 16.02.2021 in Lr. No.TNRERA/0269/2021.
 3. Your Completion Certificate application through online dated 10.02.2022.
 4. This office letter even no. dated 29.03.2022 addressed to the applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0021194, dated 30.03.2022.
 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 M/s. Maliban Estate have constructed Stilt Floor + 3 Floors Residential Building with 9 dwelling units at Plot No.14, Old Door No.23, New Door No.2, Raja Veedhi, Choolaimedu, Chennai comprised in T.S. No.128 (as per document) T.S. No.128/1 (as per patta) Block No.10 of Puliur Village within the limit of Greater Chennai Corporation. 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 /93/2022, dated:07-04-2022.

//ptol//

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,

Skul
8.4.2022
for MEMBER-SECRETARY
AP
8.4.22

Copy to:

- 1 ✓ M/s. Maliban Estate
No.5/3, Venkata Maistry Street
Mannady, Chennai - 600 001
- 2 The Chairperson, TNRERA
CMDA - Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
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.B0014097, dated 20.09.2019)
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.

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 08/08/2023

To

M/s Maliban Estates
Ground Floor, No.118/813, Nizara Bonanza Building,
Anna Salai Chennai-600002.

Subject: Certificate of Completion of Construction Work of Residential Building of the Project
(**TNRERRegistrationNumber: TN/29/Building/0055/2021 Dated:16/02/2021**) situated
on the Plot bearing Survey no T.S.No.128, T.S.No.128/1, demarcated by its boundaries
R.S.No.126 to the North Raja Veethi 24 Feet Road to the South Plot No 13 to the East Plot
No 15 to the West of Block No.10, Zone No.09, Division No.109,Plot No.14, Old Door No.23, New
Door No.02, RajaVeethi, Choolaimedu, Puliur Village, Chennai District, Tamilnadu-600094
measuring 340.00 sq.mts. area being developed by **M/s Maliban Estates**

Sir,

I Mr.Rayyan Ibrahim have undertaken assignment as Architect of certifying completion of
Construction Work of Residential Building of the Project situated on the Plot bearing Survey no
T.S.No.128, T.S.No.128/1, Block No.10, Zone No.09, Division No.109,Plot No.14, Old Door
No.23, New Door No.02, RajaVeethi, Choolaimedu, Puliur Village, Chennai District, Tamilnadu-
600094 measuring 340.00 sq.mts. area being developed by **M/s Maliban Estates**

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

- | | | |
|----------------------|----------------|-----------------------------------|
| (i) M/s/Thiru/Tmt. | RAYYAN IBRAHIM | as Architect/Engineer |
| (ii) M/s/Thiru/Tmt. | | as Structural Consultant |
| (iii) M/s/Thiru/Tmt. | | as MEP Consultant |
| (iv) M/s/Thiru/Tmt. | | as Site Supervisor/Clerk of Works |

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 Residential Building of the Project
situated on the Plot bearing Survey no T.S.No.128, T.S.No.128/1, Block No.10, Zone No.09,
Division No.109,Plot No.14, Old Door No.23, New Door No.02, RajaVeethi, Choolaimedu,
Puliur Village, Chennai District, Tamilnadu-600094 of the Building has been completed in
all aspects. The Residential Building is granted Completion Certificate bearing number
C.C.No: EC/Central-I/93/2022 Dated: 07/04/2022 by CMDA .

Yours Faithfully,

Mr.RAYYAN IBRAHIM of Architect with Council of Architect No .CA/2000/26324
CMDA Reg.No.RA/Gr.I/19/03/060



RAYYAN IBRAHIM, M.Arch.,
Reg. No. CA/2000/26324, RA/Gr.I/19/03/060
RAYAN IBRAHIM ARCHITECTS PVT. LTD.
3rd Floor, Omega Wing, Raheja Towers,
No. 177, Anna Salai, Chennai-600 002.
Mob: 95000 36906, 80568 92444
Email: rayan@rayanarchitects.com



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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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