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ABHIRAM VENTURES LLP

Project - Quarterly Progress Report

Promoter's Name	:	**ABHIRAM VENTURES LLP**
Project Name	:	**SWARNAMUKHI**
Project Registration No	:	**TN/02/Building/0172/2022, 18/05/2022**
Quarter Ending	:	**December 2023**

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
30 NOV 2023
TNRERA
CHENNAI

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)	6	335.16 Sq.m
2.	Parking Lots	3	3
3.	UDS Registered in Sq.m.	5	150.75 Sq.m.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block-1	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Block-1	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100 %**
	ii) Financial (Enter Anticipated Project Cost - 775 Lakhs)	**100 %**

C. Details of Clearances

1. Completion Certificate No.: CMDA/CC/NHRB/C-I/356/2023 dated:21/09/23
2. Compliance Report, if any (Kindly Specify) -----NIL------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 : FY23-24, submitted on 17/11/23

D. Latest Photo with Date (At least from 2 angles) --Enclosed-- (in PDF Format)

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

For ABHIRAM VENTURES LLP

Designated Partner

B. Construction – Details are mentioned below.

ABHIRAM VENTURES LLP

Plot No.20 & 21, Sri Neminath Nagar, Goparasanallur, Kattupakkam, Chennai.

RERA Registration No: TN/02/Building/0172/2022 dated 18.05.2022

Name Of the Project: **SWARNAMUKHI** Plan Type- **Stilt + 5**

1.0 Stage of construction of each Block/Tower, Floor wise

S.NO	Stage of Completion	Block / Floor	Status
1.	Foundation & Basement	Block-1	100% Completed
2.	Columns	Block-1/All Floors	100% Completed
3.	Roof Slab	Block-1/All Floors	100% Completed
4.	Masonry work	Block-1/All Floors	100% Completed
5.	Plastering work – Inner & Outer	Block-1/All Floors	100% Completed
6.	Plumbing work	Block-1/All Floors	100% Completed
7.	Flooring work	Block-1/All Floors	100% Completed
8.	Joinery work	Block-1/All Floors	100% Completed
9.	Electrical work -	Block-1/All Floors	100% Completed
10.	Painting Work – Internal	Block-1/All Floors	100% Completed
11.	Painting Work – External	Block-1/All Floors	100% Completed
12.	Compound Wall	Block-1	100% Completed

2.0 Status of common Amenities for each Block/Tower, Item wise

S.NO	Stage of Completion	Block / Floor	Status
1.	Light Fitting in common areas	Block-1/All Floors	100% Completed
2.	Bio Septic Tank	Installation & Operational	100% Completed
3.	Lift	Installation & Operational	100% Completed
4.	DG	Installation	100% Completed
		Testing, Operational	100% Completed
5.	TNEB Transformer	Installation	100% completed
		Forward Supply	100% Completed
		Loop Supply	100% Completed
6.	CC Cams in common areas	Installation & Operational	100% Completed
7.	Water Connection	Installation & Operational	100% Completed
8.	Sump & Water Tanks – with Motor connections	Installation & Operational	100% Completed
9.	Stair case	Flooring & Hand Rails	100% Completed
10.	Lift Lobby Area	Flooring, Wall Cladding	100% Completed
		Grills & Safety Door	100% Completed
11.	Terrace	Weather Proofing	100% Completed
		Cool Tiles Laying	100% Completed
		Safety Door	100% Completed
		OTS grills and cover	100% Completed

For ABHIRAM VENTURES LLP

Designated Partner

D. Latest Photos of the project for the Quarter ending Sep 2023.

NW Corner View



West Side View



East side View



West and South Side View



For ABHIRAM VENTURES LLP

Designated Partner

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

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,
Poonamallee Panchayat Union,
Poonamallee,
Chennai - 600056.

Letter No. CMDA/CC/NHRB/C-I/356/2023 **Dated: 21-09-2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 5 Floors Residential building (Affordable housing) with 20 dwelling units at Plot No.20 & 21, 9.00m wide approved Layout Road, Sri Neminath Nagar, Goparasanallur, Chennai comprised in Old S.No.28/1A1, New S.No.28/5 & 28/6 of Goparasanallur village, within the limit of Poonamallee Panchayat Union - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission in P.P. No. PP/NHRB/330/2021, in letter No. PP/NHRB/C/414/2021 dated 02.11.2021 in Planning Permit No.14438.
2. TNRERA letter No. TNRERA/5511/2022 and registration No.TN/02/Building/0172/2022 dated 18.05.2022.
3. Completion Certificate Application received from the applicant on 31.07.2023 received on 09.08.2023.
4. This office letter even no. dated 12.09.2023 addressed to the applicant.
5. Applicant letter dated 15.09.2023 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0024177 dated 15.09.2023.
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 M/s.Abhiram Ventures Limited Liability Partnership, Rep. by its designated partner Thiru.Sridhar Reddy Peduri have constructed Stilt Floor + 5 Floors Residential building (Affordable housing) with 20 dwelling units at Plot No.20 & 21, 9.00m wide approved Layout Road, Sri Neminath Nagar, Goparasanallur, Chennai comprised in Old S.No.28/1A1, New S.No.28/5 & 28/6 of Goparasanallur village, within the limit of Poonamallee Panchayat Union. Planning Permission was accorded in the reference 1st 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 approved by the TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-I/ 298 /2023, dated: 21-09-2023.**

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 (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

22/9/23

for MEMBER-SECRETARY

22/9/2023

Copy to:

1 M/s.Abhiram Ventures Limited
Liability Partnership,
Rep. by its designated partner
Thiru.Sridhar Reddy Peduri,
Ground Floor, Flat No.B. 20-B2-2,
Monticello Apartments,
Kamaraj Salai,
K.K. Nagar,
Chennai-600078.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form 'C' No.TNRERA/5511/2022 and registration No.TN/02/Building/0172/2022 dated 18.05.2022. The registration shall be **valid till 06.03.2026.**

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building, Septic Tank & DB)

4. The System Analyst, Computer Cell, CMDA.
(to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

(B)

FORM-4
ARCHITECT 'S CERTIFICATE
(To be issued on completion of **SWARNAMUKHI**)

Date: 12.11.2023

To
M/s. ABHIRAM VENTURES LLP,
Flat – B, MONTICELLO APARTMENTS,
No – 20, B2-2, Kamaraj Salai,
KK Nagar, Chennai – 600078.

Subject: Certificate of Completion of Construction Work at Swarnamukhi project (TNRERA Registration Number TN/01/Building/0172/2022 dated 18/05/2022) situated at PLOT NOS.20 & 21, SRI NEMINATH NAGAR, GOPARASANALLUR, CHENNAI – 600 056, COMPRISED IN OLD S.NO. 28/1, NEW S.NO.28/1A1, AS PER PATTA 28/5 & 28/6 IN GOPARASANALLUR VILLAGE, POONAMALLEE PANCHAYAT UNION, Land measuring 526 sq.mts. area being developed by M/s. Abhiram ventures LLP.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work at SWARNAMUKHI, Stilt Floor+ 5 Floors with 20 Dwelling Units with at **PLOT NOS.20 & 21, SRI NEMINATH NAGAR, GOPARASANALLUR, CHENNAI – 600 056, COMPRISED IN OLD S.NO. 28/1, NEW S.NO.28/1A1, AS PER PATTA 28/5 & 28/6 IN GOPARASANALLUR VILLAGE, POONAMALLEE PANCHAYAT UNION, Land measuring 526 sq.mts. area being developed by M/s. Abhiram ventures LLP.**

Following technical professionals are appointed by Owner/Promoter:

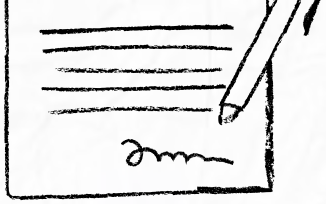
(i) Thiru. M.Vijay baskar as Architect.
(ii) Thiru. Er.D. Santhosh kumar as Structural Engineer
(iii) Thiru. E.S. Kubendran as Site Engineer
(vi) Thiru. Padbhanabhan Gansesh as MEP consultant

Based on Completion Certificate received from Structural Engineer , MEP consultant and Site Engineer and to the best of my knowledge, I hereby certify that **SWARNAMUKHI** by M/s. ABHIRAM VENTURES LLP has been completed in all aspects. The **SWARNAMUKHI** by M/s. ABHIRAM VENTURES LLP is granted Completion Certificate by Chennai Metropolitan Development Authority (CMDA) vide Completion Certificate No. **CMDA/CC/NHRB/C-1/356/2023 dated 21.09.2023.**

Yours Faithfully,

M. VIJAY BASKAR, M.Arch.
CMDA Regn. No.RA / GR-I / 19/ 04/ 197
No.214, Kuppuswamy, Street,
Golden George Nagar, Nerkundram,
Chennai - 600 107. Mob: 99411 18314.
Email: mvijaybaskar@gmail.com

2



our services doesn't just end there

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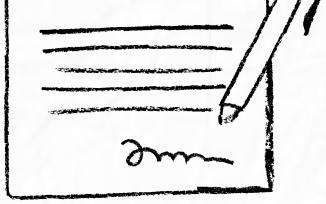
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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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

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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