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ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

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Project - Quarterly Progress Report

Promoter's Name	:	ASHWIN APARTMENTS (OPC) PRIVATE LIMITED
Project Name	:	RADHESHYAM
Project Registration No	:	TN/29/BUILDING/0196/2022
Quarter Ending	:	MARCH 2024

A. Sales:

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	Nil	Nil
2.	Parking Lots	Nil	Nil
3.	UDS Registered in Sq.m.	Nil	Nil

B. Construction

Sl.No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block, Floor wise	Single block	All works completed.
2.	Status of common Amenities for each Block/Tower, Item wise		Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**Rs. 632 Lakhs**

C. Details of Clearances

1. Completion Certificate No. (only CC No. in Text Format) – **Obtained and Enclosed**
2. Compliance Report – **Not Applicable**,
   if any (Kindly Specify) --- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 -- (in PDF Format) – **Enclosed**

D. Latest Photo with Date (Atleast from 2 angles) (in PDF Format) – **Enclosed**

For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

CIN : U45309TN2021OPC145332

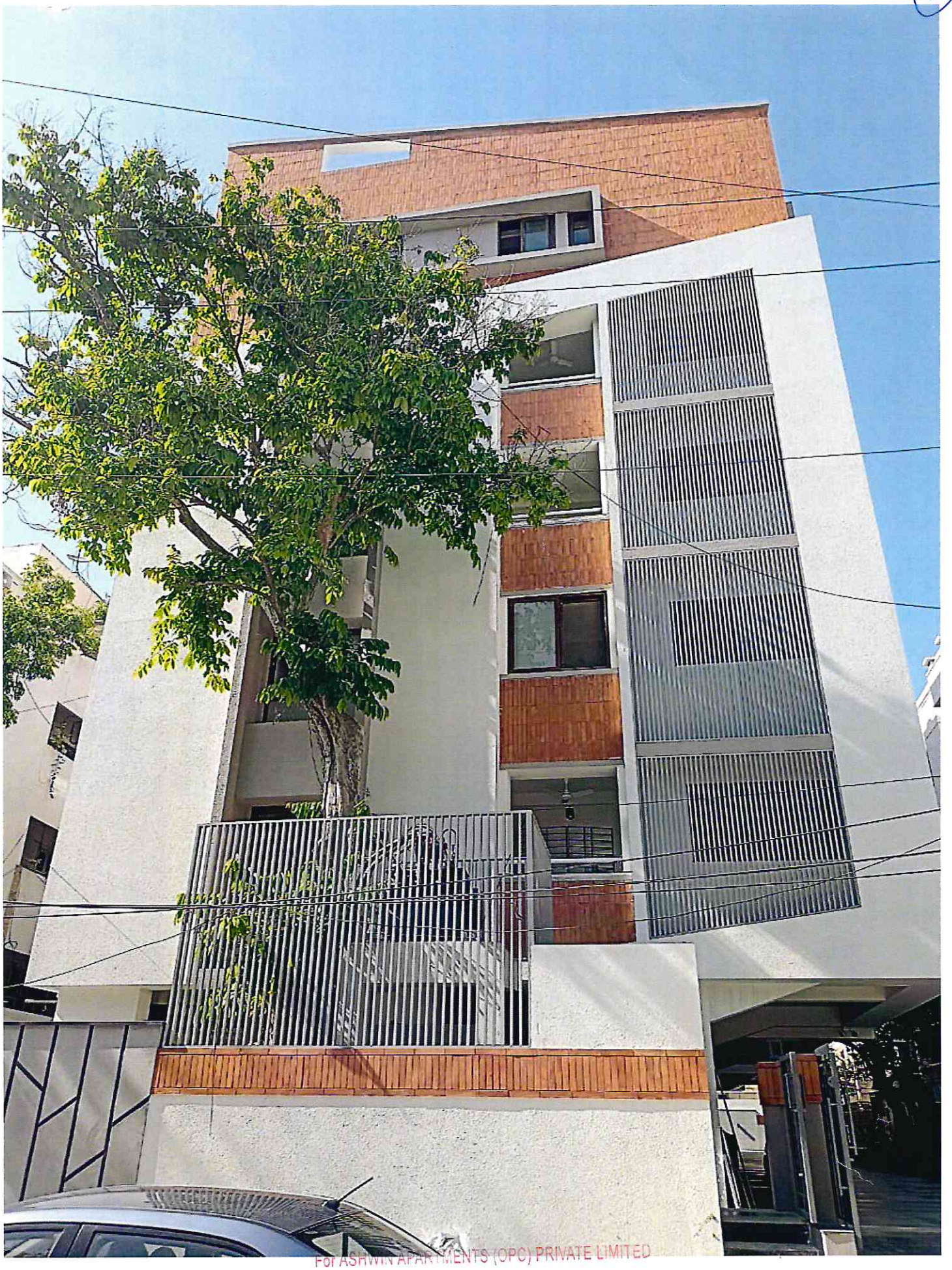
Flat No. 1, "Sri Krishna", New Door No. 34 (Old Door No. 38), 3rd Main Road, R.A. Puram, Chennai - 600 028.

044 - 2435 4684

ashwinapartments1985@gmail.com / admin@ashwinapartment.com

27/03/2024

23



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN

27/03/2024 (24)



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN

27/03/2024 (29)



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024 (31)

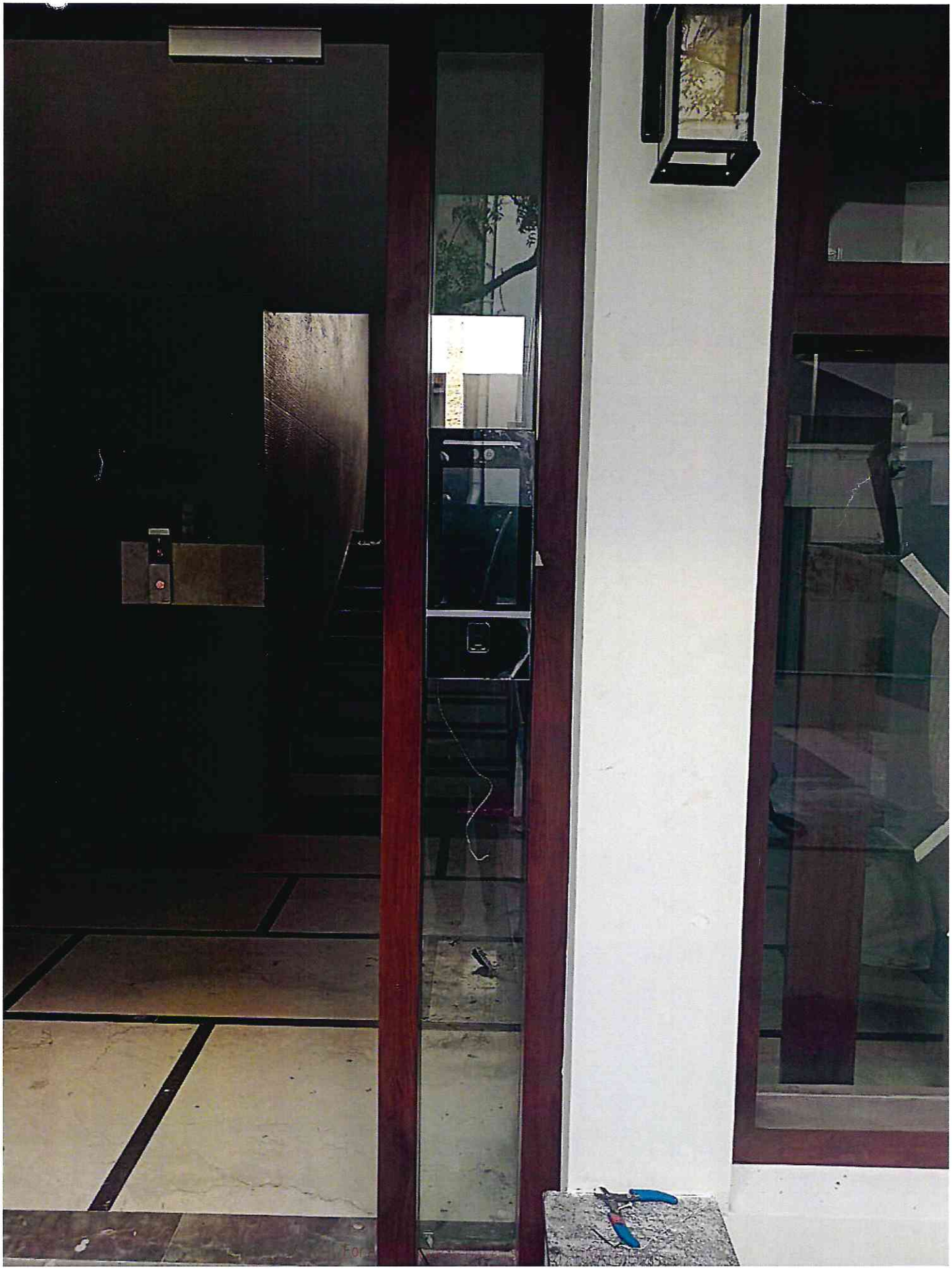


For ASHWIN APARTMENTS (GF & FF) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

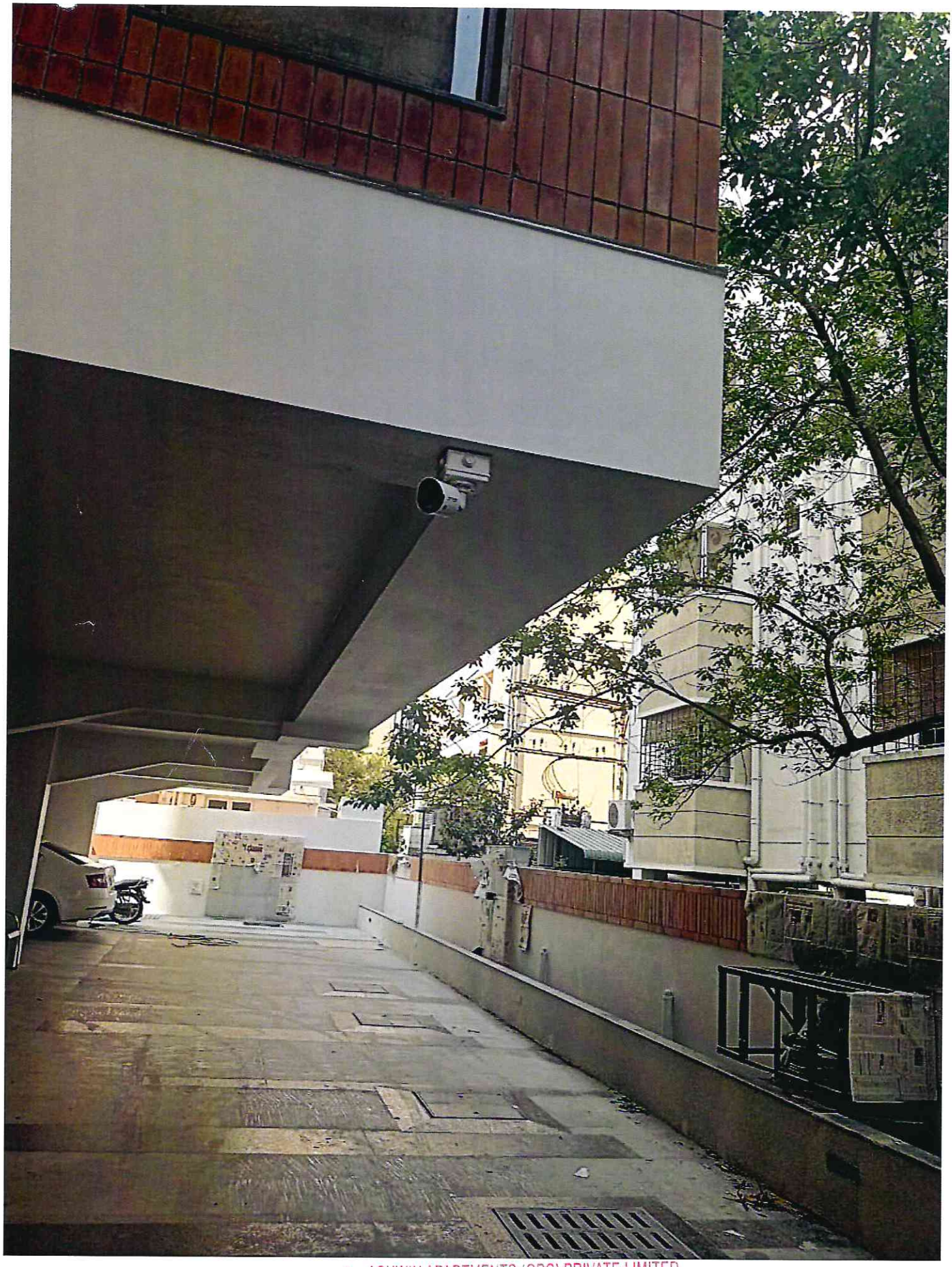
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SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024 (35)

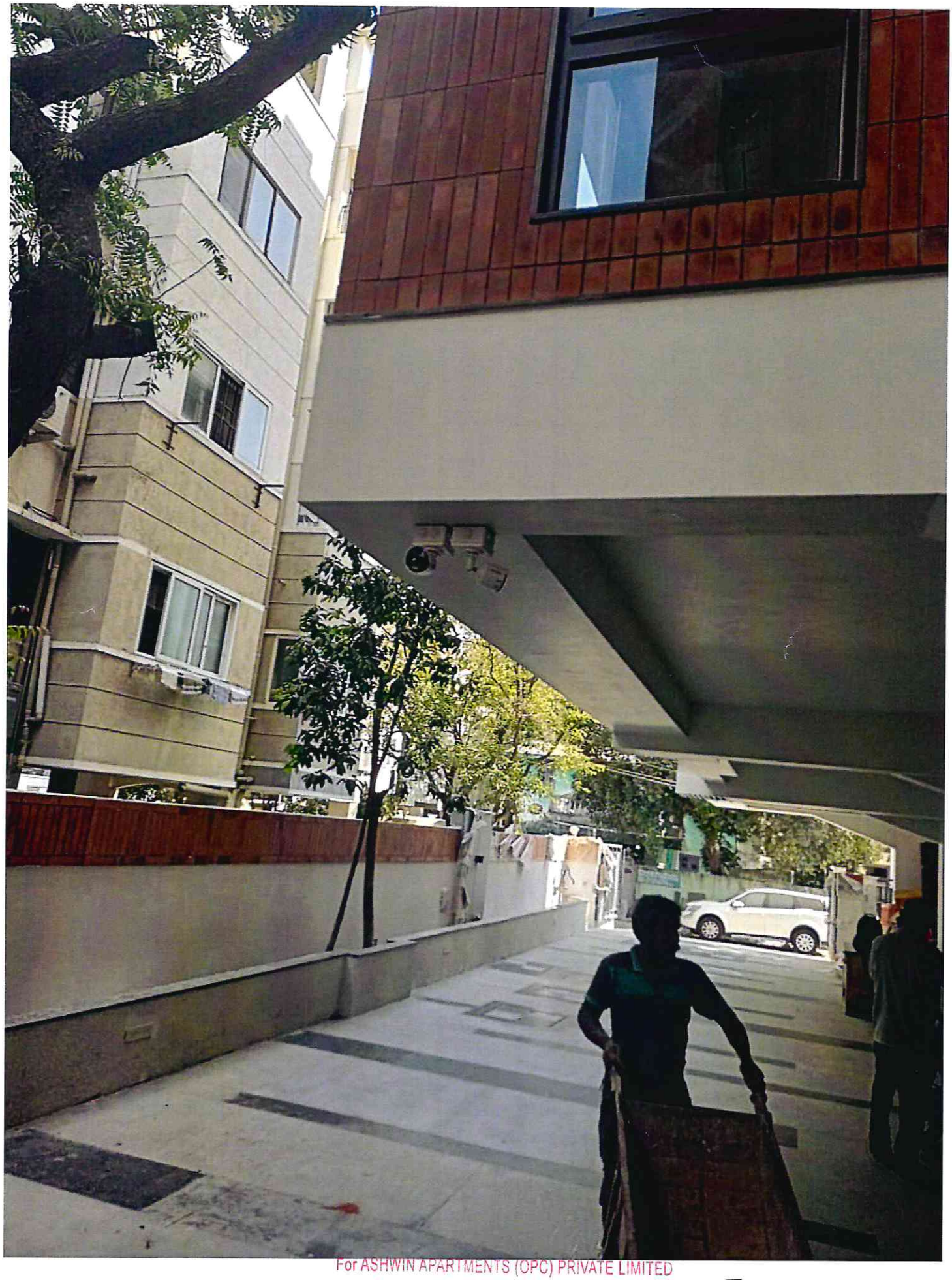


For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN

21/03/2024

(3rd)



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN

27/03/2024 (39)



SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024 (21)



For ASHWIN APARTMENTS (CP)

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024 A3

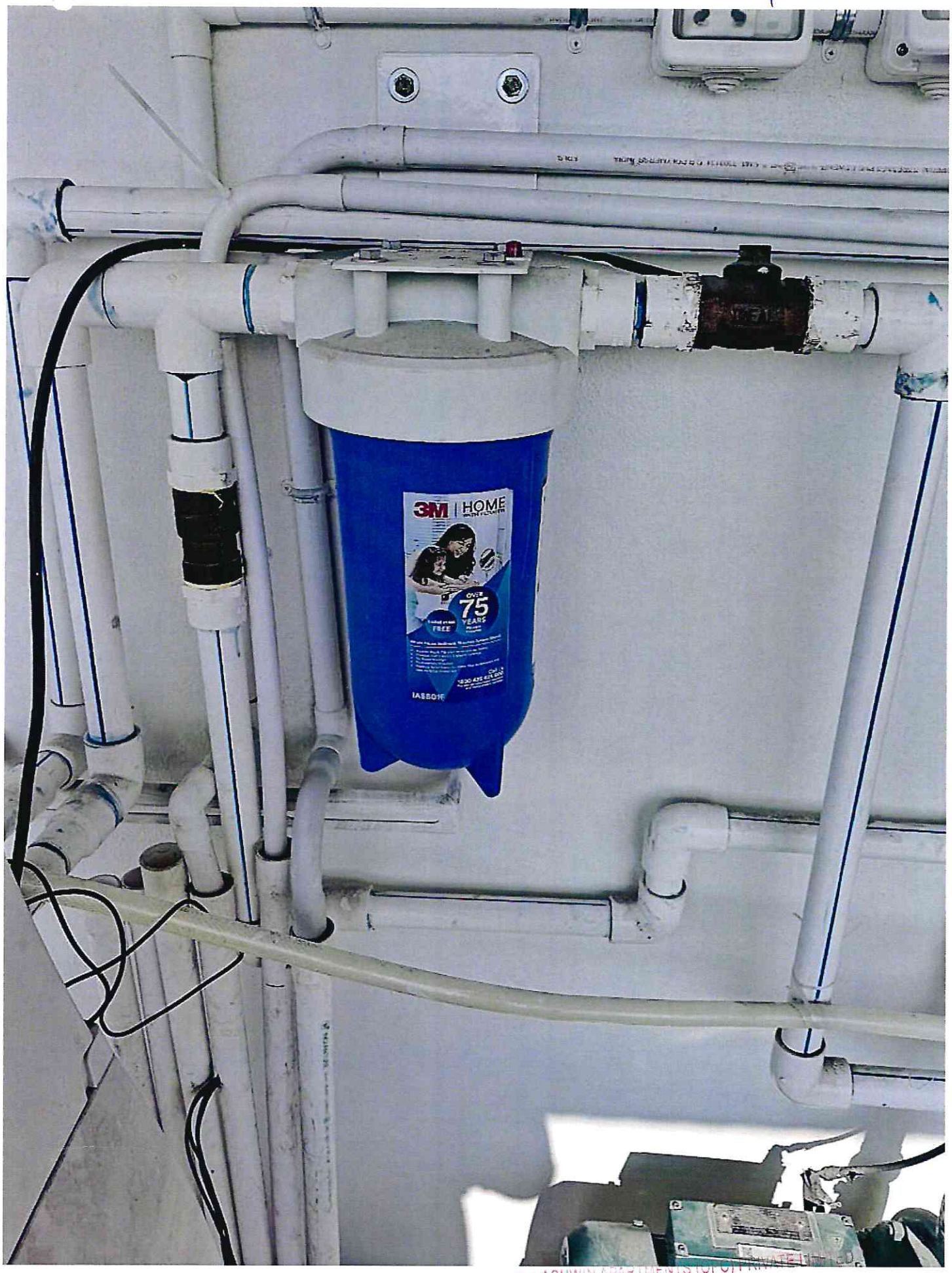


For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024

AS



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

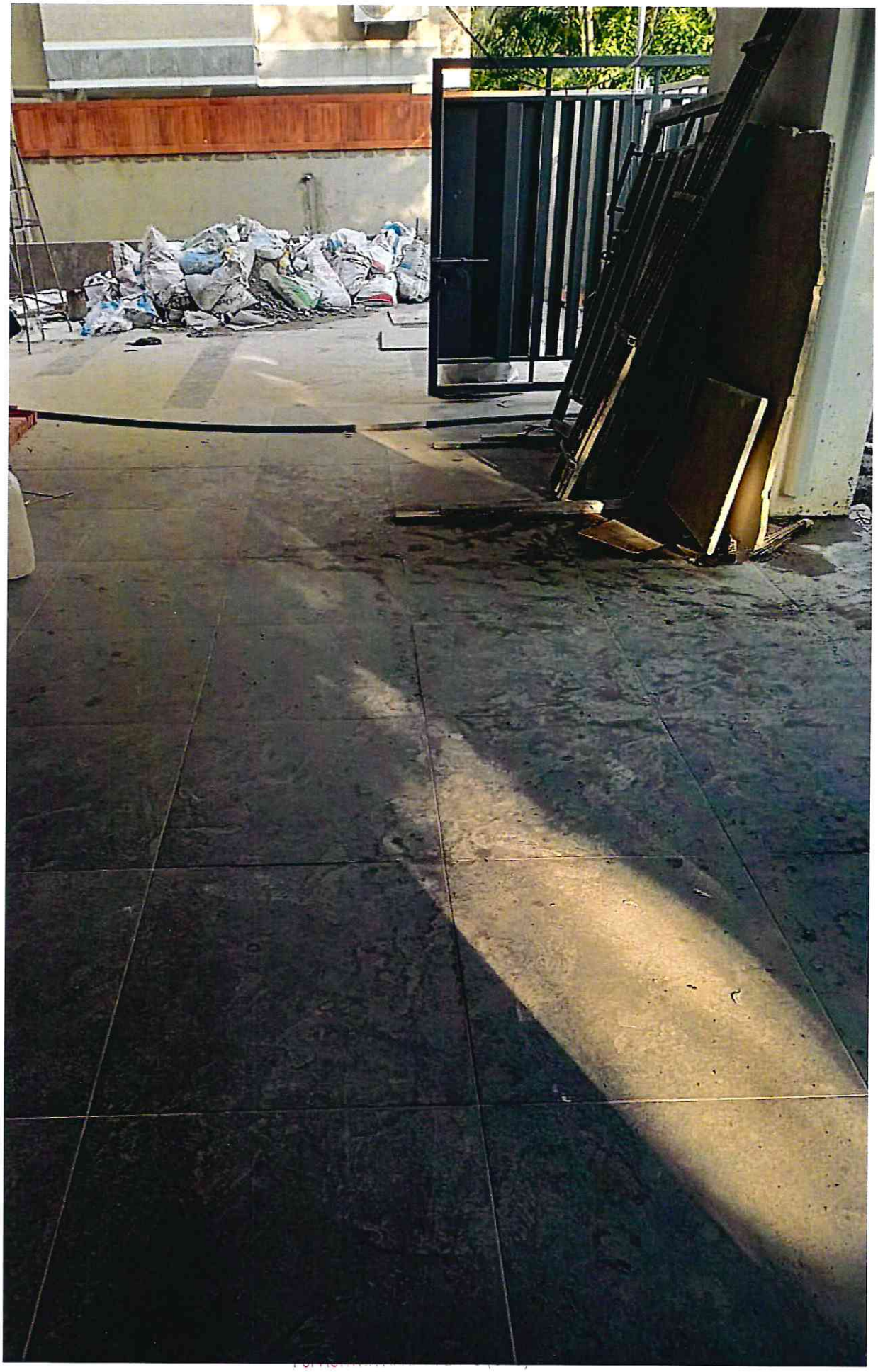
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For ASHWIN APARTMENTS (OPC) PRIVATE LI

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024.



SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024



For ASHWIN APARTMENTS (TURF) PRIVATE LIMITED

SUDARTHA SRINIVASAN
DIRECTOR

27/03/2024

55

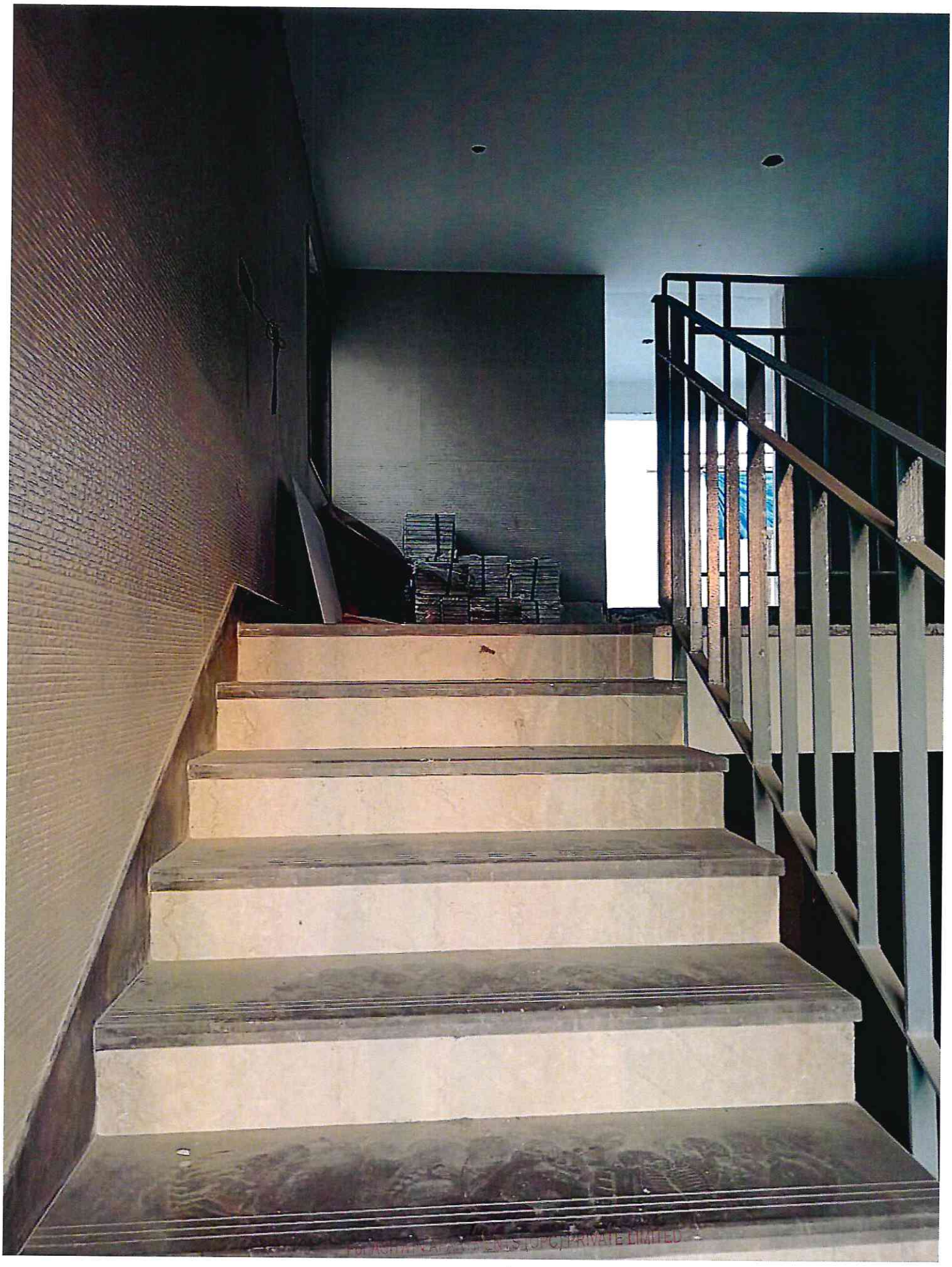


For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN

27/03/2024

57

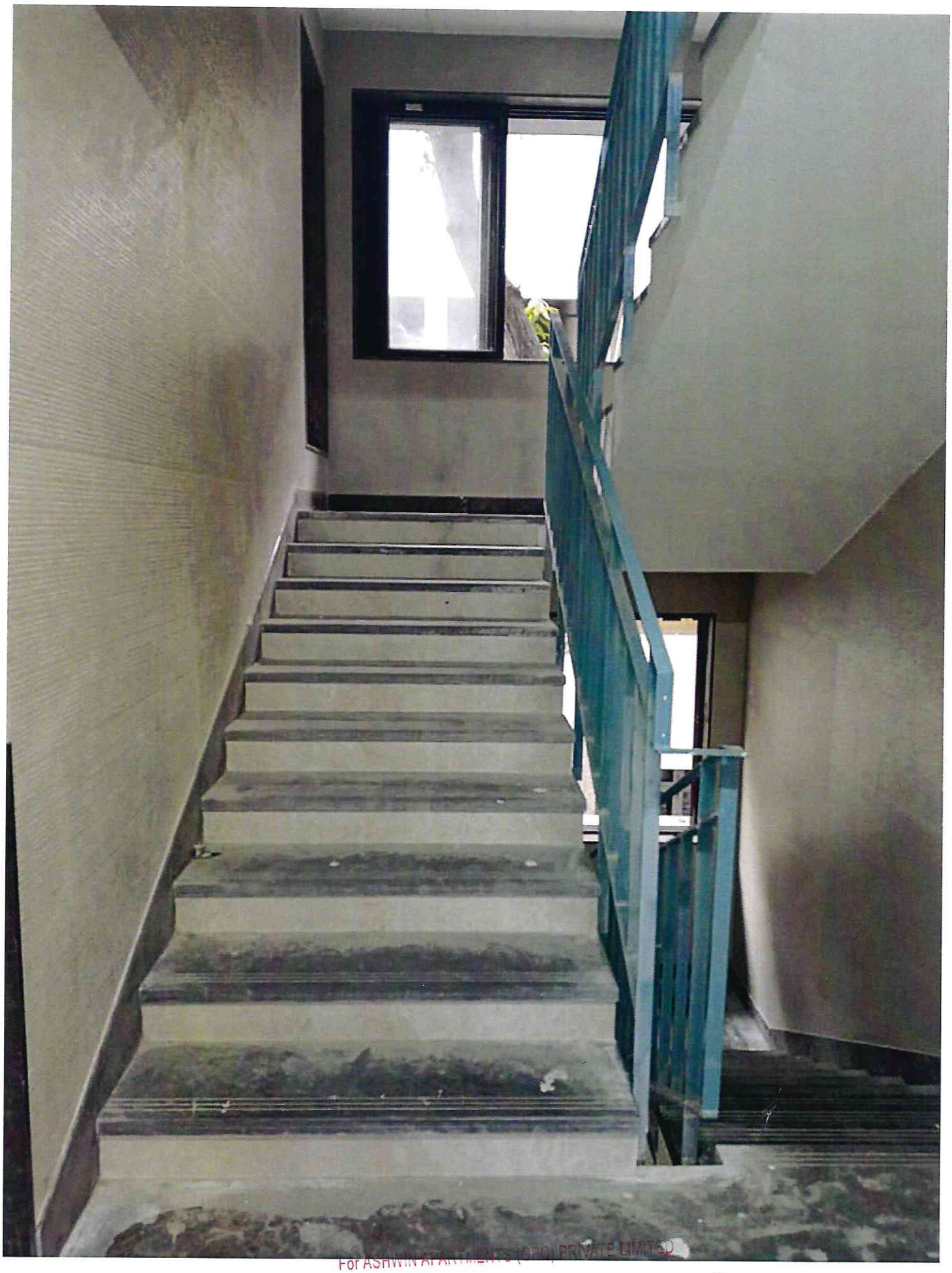


FOR ACHYUTA CONSTRUCTIONS (P) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024

59



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024

(b)



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/02/2024



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024. 68



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN

27/03/2024

(65)



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

27/03/2024 (69)



For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

21

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

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.1, Pumping Station Road
Chindadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0354/2023 **Dated: 22.08.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 9 D/U availing with Premium FSI at Plot No. RA 33, Old Door No.52, New Door No.54, 1st Main Road, R.A.Puram, Chennai – 600 028 comprised in R.S.No.3927/19 & 3928/17, Block No.86 of Mylapore Village within the limit of Greater Chennai Corporation – 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/35/2022 dated 14.02.2022 Permit No.14712 in letter No.PP/NHRB/S(B1)/0718/2021 dated 14.02.2022.
3. Completion Certificate Application received from M/s. Ashwin Apartments (OPC) Pvt. Ltd., Represented by its Director Thiru.Siddartha Srinivasan, GPA on 28.07.2023.
4. This office DC Advice letter even No. dated 14.08.2023.
5. Applicant letter dated 16.08.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023980 dated 16.08.2023.

*****

This is to certify that M/s. Ashwin Apartments (OPC) Pvt. Ltd., Represented by its Director Thiru.Siddartha Srinivasan, GPA for Tvl.Korni Satyaraju, Korni Bharadwaj & Korni Raghavendra Sanjay has completed the construction of Stilt Floor + 5 Floors Residential Building with 9 D/U availing with Premium FSI at Plot No. RA 33, Old Door No.52, New Door No.54, 1st Main Road, R.A.Puram, Chennai – 600 028 comprised in R.S.No.3927/19 & 3928/17, Block No.86 of Mylapore Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded 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 TNCDBR, 2019.

p.t.o.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/263/2023 dated 22.08.2023.**

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,

22/08/2023

for MEMBER-SECRETARY

22/8/2023

Copy to:

1. M/s. Ashwin Apartments (OPC) Pvt. Ltd.,
   Represented by its Director Thiru.Siddartha Srinivasan, GPA for Tvl.Korni Satyaraju, Korni Bharadwaj & Korni Raghavendra Sanjay, No.34/3A, 3rd Main Road, R.A.Puram, Chennai – 600 028.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. — (**TNRERA letter No.**TNRERA/7157/2022 dated 30.05.2022 with Registration No. TN/29/Building/0196/2022 dated 30.05.2022 and its Project name "RADHESHYAM" valid till March 2024.)

3. The Deputy Financial Analyst
   Finance Division, CMDA. — (For Refund of Security Deposit for Building and Display Board)

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

Note:

(i) The Original Cash Receipt No. CMDA/PP/RC/0001/2022 dated 03.02.2022 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.

mayaPRaxis

design + architecture

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 23-03-2024

To

M/s. ASHWIN APARTMENTS (OPC) PVT. LTD.,
DIRECTOR, SIDDARTHA SRINIVASAN,
Flat No. 1, 'Sri Krishnan',
No. 34/38, 3rd Main Road,
R.A. Puram, Chennai – 600 028.

Subject: Certificate of Completion - Construction Work of Building of Residential Building project "**RADHESHYAM**", comprising **Stilt floor + 5 Floors** with **9 Dwelling Units** to be set up at **Plot No. RA-33, Old Door No. 52, New Door No. 54, 1st Main Road, Raja Annamalaipuram, Chennai – 600 028, comprised in R. S. No. 3927/19 and 3928/17 Block No. 86, Division – 123, Zone - 09 of Mylapore Village, Greater Chennai Corporation, Tamil Nadu State;** demarcated by its Boundaries **Lat: 13° 01'42.8 N" Long: 80° 15' 18.8" E** to the North **Lat: 13° 01'41.3" N Long: 80° 15' 19.4" E** to the South **Lat: 13° 01'42.8" N Long: 80° 15' 19.5" E** to the East **Lat: 13° 01'41.3" N Long: 80° 15' 18.8" E** to the West measuring **Total FSI Area 2193.62 sq.mts in total Plot Area 816.50 sq.mts.** being developed by **M/s. ASHWIN APARTMENTS (OPC) PVT. LTD., DIRECTOR, SIDDARTHA SRINIVASAN** – Reg.

Reference:

TNRERA – Project Registration No. **TN/29/BUILDING/0196/2022 dated: 30/05/2022**

Sir,

I/We have undertaken assignment as Architect of certifying completion of Construction Work of **Stilt Floor + 5 Floors Residential Building** situated in the above mentioned address measuring **Total FSI Area 2193.62 sq.mts.** in total plot area **816.50 sq.mts.** being developed by **M/s. ASHWIN APARTMENTS (OPC) PVT. LTD., DIRECTOR, SIDDARTHA SRINIVASAN**

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

(i) M/s/Thiru/Tmt. **N. Vijay Sambasivam** as Architect.
(ii) M/s/Thiru/Tmt. **Er. S.V. Satheesh, M.E.(Struct),** as Structural Consultant
(iii) M/s/Thiru/Tmt. **N. Vijay Sambasivam** as MEP Consultant
(iv) M/s/Thiru/Tmt. **K. Ramamurthy** 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 the Residential Building at "**RADHESHYAM**", comprising **Stilt floor + 5 Floors** with **9 Dwelling Units** to be set up at **Plot No. RA-33, Old Door No. 52, New Door No. 54, 1st Main Road, Raja Annamalaipuram, Chennai – 600 028, comprised in R. S. No. 3927/19 and 3928/17 Block No. 86, Division – 123, Zone - 09 of Mylapore Village, Greater Chennai Corporation,** has been completed in all aspects. The said Building is granted Completion Certificate bearing number **C.C.No.EC/South-I/263/2023, dated 22/08/2023** Chennai Metropolitan Development Authority (CMDA).

Yours Faithfully,

VIJAY S NARNAPATTI

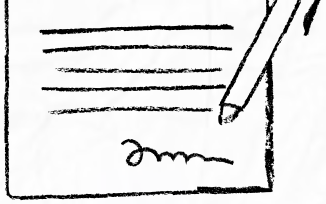
COA NO:CA/94/17341

CMDA NO :RA002872021

MAYAPRAXIS BANGALORE

VIJAY SAMBASIVAM. N.
REGISTERED ARCHITECT
COA REGD NO:CA 94/17341
GCC REGD NO:RA002872021
188, 1st Floor, 3rd Cross,
Panduranga Nagar, Bangalore - 560076
Tel : 080-26483693 / 41713787

praxis@mayapraxis.com
+91 80 26483693 | 35546219 | 41713787
188, First floor, 3rd Cross, Panduranga nagar,
Bangalore 560076 India.



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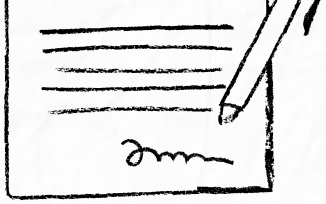
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Ownership, Compliance & Legal Verification

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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