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Project - Quarterly Progress Report

Promoter's Name	**:**	**PEARL CONSTRUCTIONS**
Project Name	**:**	**PEARL AZALEA**
Project Registration No	**:**	TN/01/Building/0217/2022, dated: 16/06/2022.
Quarter Ending	**:**	**(September Year 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) in	20 Nos. (85.73/73/73.84/84.66)	1586.15 Sq.M.
2.	Parking Lots	11 Nos.	
3.	UDS Registered in Sq.m.	808.23 Sq.M.	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	5th Floor flooring completed
2.	Status of common Amenities for each Block/Tower, Item wise	Single Block	5th Floor flooring 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 No. **CMDA/CC/NHRBIS/0383/2023, Dated: 15/09/2023** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ---------- (in PDF Format)

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.

1924 - 2023

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,
St.Thomas Mount Panchayat Union,
Chitlapakkam, Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0383/2023 **Dated: 15.09.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 20 Dwelling Units (Affordable Housing) at Plot No.7, 8, 9 & 10, 7th Street & 9th Street, Sowmya Nagar, Perumbakkam, Chennai-600 100 comprised in Old S.No.429/1 (part), New S.No.429/298 & 429/649 of Perumbakkam Village, within the Limits of St.Thomas Mount Panchayat Union – Applied for Completion Certificate – 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 vide No.PP/NHRB/70/2022 dated 21.03.2022 in Planning Permit No.14747 in letter No. PP/NHRB/S(B1)/0003/2022 dated 21.03.2022.
3. Online Completion Certificate Application received from Dr.Tmt.Afzalunnisa GPA for Thiru.Tasheer Syed on 15.08.2023.
4. This office D.C.Letter even No.dated 01.09.2023.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0024110 dated 04.09.2023.

*****

This is to certify that Dr.Tmt.Afzalunnisa GPA for Thiru.Tasheer Syed has completed the Construction of Stilt Floor + 5 Floors Residential Building with 20 Dwelling Units (Affordable Housing) at Plot No.7, 8, 9 & 10, 7th Street & 9th Street, Sowmya Nagar, Perumbakkam, Chennai-600 100 comprised in Old S.No.429/1 (part), New S.No.429/298 & 429/649 of Perumbakkam Village, within the Limits of St.Thomas Mount Panchayat Union for which Planning Permission was accorded by CMDA 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 Rule 20 (6) of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 295 /2023 dated 15.09.2023.**

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 Rule 20 (6) Annexure XXIII of TNCDBR, 2019 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

15/09/2023

for MEMBER-SECRETARY

15/9/2023

Copy to:

1. Dr.Tmt.Afzalunnisa,
   GPA for Thiru.Tasheer Syed,
   No.8, Anderson Apartments, Anderson Road,
   Thousand Lights,
   Chennai-600 006.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Project Registration Certificate of No.TN/01/Building/0217 /2022 dt.16.06.2022 with the project Name "PEARL AZALEA"for the building in the site under reference in file No.TNRERA/8530/2022 with the valid period till December 2024)

3. The Deputy Financial Analyst
   Finance Division, CMDA.
   (For Refund of Security Deposit Building, Display Board and Septic Tank/STP)

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage).
   For Web-hosting

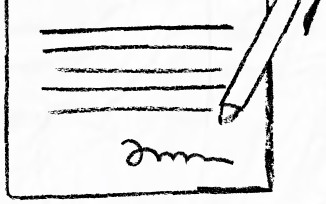
Note:

(i) The CMDA's Original Cash Receipt No.CMDA/PP/RC/0015/2022, dt.14.03.2022 for the payment of 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.







our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

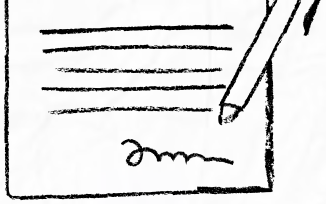
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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

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

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Chennai, India

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