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Project - Quarterly Progress Report

Promoter's Name	:	Appaswamy Real Estates Limited
Project Name	:	ARCUS
Project Registration No	:	TN/29/Building/0241/2022, dated 29.06.2022
Quarter Ending	:	June 2024

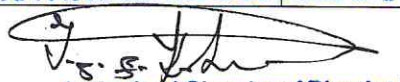
A. Sales

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)	15 Units	20,668 Sq.ft
2.	Parking Lots	15 Slots	
3.	UDS Registered in Sq.m.	-	-

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Tower 01 FLATS & COMMON AREA 1 st floor, 2 nd floor, 3 rd floor, 4 th floor Terrace floor	1. Internal flats Flooring, Putty & primer, Electrical & Plumbing works completed. 2. Flats Snag work completed. 3. Terrace level weathering course, OHT, Headroom LMR & Solar panel works completed.
2.	Status of common Amenities for each Block/Tower, Item wise	Stilt floor & Club House	1. Lift Erection work completed. 2. HNS & WTP Completed 3. DG Erection work completed 4. Gas Bank work completed. 5. Club house work completed 6. Stilt Paver work completed

For APPASWAMY REAL ESTATES LTD


Authorized Signatory / Director

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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.40,18,31,000

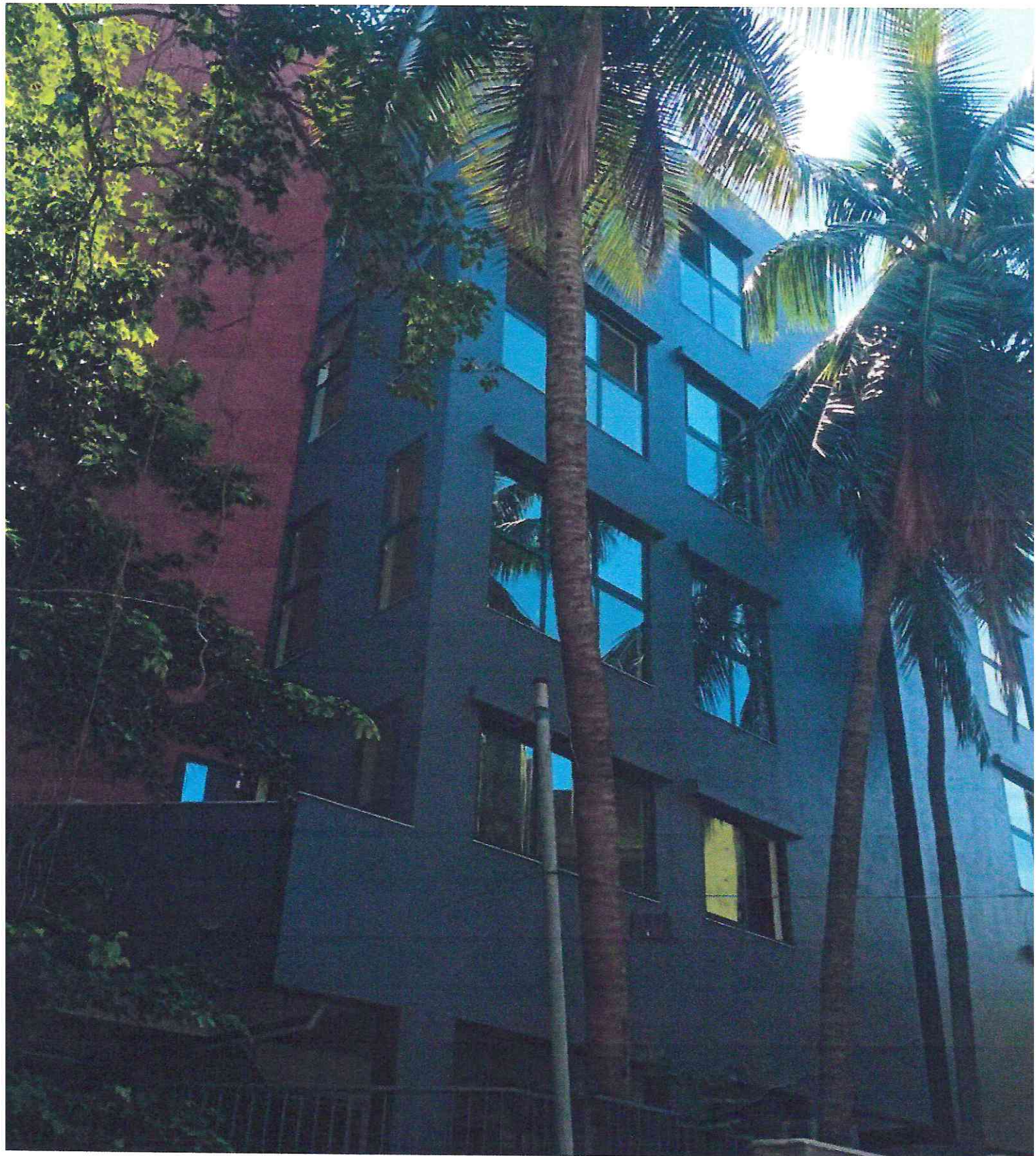
C. Details of Clearances

1. Completion Certificate No. ----- (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)

For APPASWAMY REAL ESTATES LTD


Authorised Signatory / Director



For APPASWAMY REAL ESTATES LTD

J. S. S. S.
Authorised Signatory / Director

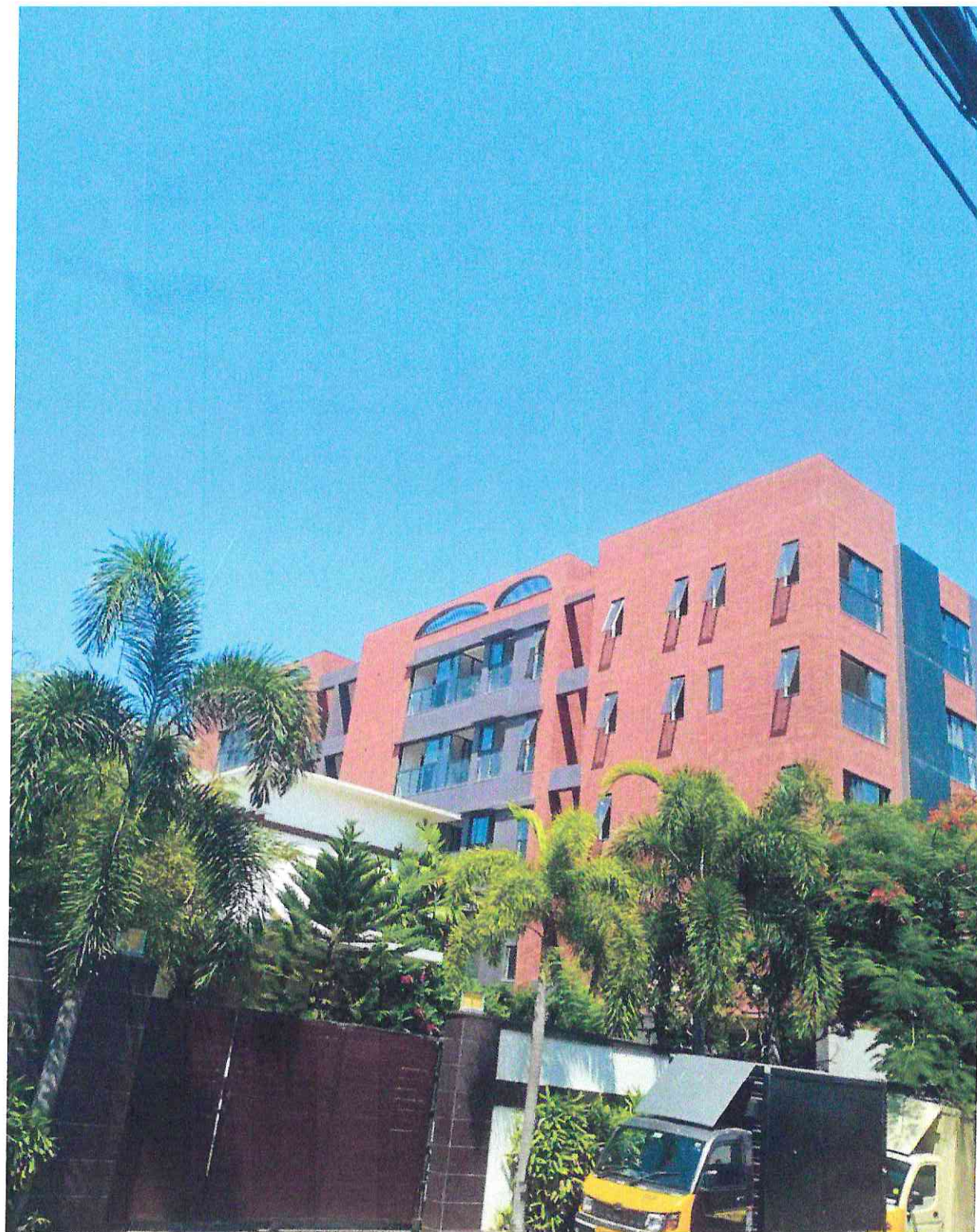


For APPASWAMY REAL ESTATES LTD

V. S. S. S. S.
Authorised Signatory / Director

For APPASWAMY REAL ESTATES LTD


Authorised Signatory / Director





For APPASWAMY REAL ESTATES LTD


Authorized Signatory (Direct)

ARCUS



For ARPA SWAMY REAL ESTATES LTD

Authorised Signatory / Director



For APPASWAMY REAL ESTATES LTD

Authorised Signatory / Director





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



சலைஞர்
100
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 Managing Director, CMWSSB
No.1, Pumping Station Road,
Chindatripet, Chennai - 600002.

Letter No.CMDA/CC/NHRB/C/139/2024

Dated: 03.06.2024

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 4 Floors Residential Building with 19 Dwelling Units With Gym and Indoor Games at 4th Floor part with availing Premium FSI at Plot No.18, Door No.9, Giri Road, T.Nagar, Chennai comprised in S.No.46 part, T.S.No.4805/7, Block No.109 of T.Nagar Village within the limits 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 issued Planning Permission No. P.P.No. PP/NHRB/106/2022/A to E, dated 13.04.2022 in Letter No. PP/NHRB/C/740/2021 dated 13.04.2022 in Planning Permit No. 14783, valid up to 12.04.2030.
 3. TNRERA Registration for project in Reg. No.TN/29/Building/241/2022, dated 29.06.2022 in file No.TNRERA/9271/2022, dated 29.06.2022.
 4. Completion Certificate application received from Thiru.P.Paneerselvam GPA for Thiru.Pendurthi Ravi, through online No. CMDA/CC/NHRB/C/139/2024, dated 01.04.2024.
 5. This office D.C. advice letter even No. dated 24.05.2024 addressed to the Thiru.P.Paneerselvam GPA for Thiru.Pendurthi Ravi.
 6. The applicant letter dated 28.05.2024 received in this office, dated 28.05.2024, enclosing the remittance of the Additional DC and I&A charges vide Receipt No. B0025692, dated 28.05.2024, along with particulars.

This is to certify that **Thiru.P.Paneerselvam GPA for Thiru.Pendurthi Ravi** has Completed construction of Stilt Floor + 4 Floors Residential Building with 19 Dwelling Units With Gym and Indoor Games at 4th Floor part with availing Premium FSI at Plot No.18, Door No.9, Giri Road, T.Nagar, Chennai comprised in S.No.46 part, T.S.No.4805/7, Block No.109 of T.Nagar Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. The building 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//

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2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/ 194/2024, dated: 03-06-2024.

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

Yours faithfully,

M. Vimaladevi
24/06/24
for Member-Secretary

Copy to:

1. ✓ Thiru.P.Paneerselvam GPA
for Thiru.Pendurthi Ravi,
Flat No.E-6, Nandhini Apartments,
No.61/26, Moosa Street,
T.Nagar, Chennai – 600017.
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. TNRERA Registration for project in Reg.
No.TN/29/Building/241/2022, dated
29.06.2022 in file No.TNRERA/9271/2022,
dated 29.06.2022.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Display Board. SD for Display Board remitted in Receipt No.
CMDA/PP/Ch/7020/2022, dated 21.03.2022 & Bank Guarantee No.PBGI00912200034,
dated 17.03.2022, amendment date 25.03.2022, valid up to 16.03.2030, Bank Name: RBL
Bank Ltd, T.Nagar Branch, Chennai 600017).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- i. The Original Cash Receipt 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.

ARCHITECT'S CERTIFICATE

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

Date: 04-06-2024

To
M/s. Appaswamy Real Estates Limited,
No.3, Mangesh Street,
T Nagar, Chennai-600 017.

Subject: Certificate of Completion of Construction of "ARCUS" Building Block No.109 of the Building of the Project (TNRERA Registration Number TN/29/Building/241/2022, dated 29.06.2022) situated on the Plot No.18, Old Door No.9, New Door No.21, Giri Road, T. Nagar, Chennai in Stilt Floor + 4 Floors residential building with 19 dwelling units with Gym and Indoor Games comprised in S.No.46 Part, T.S.No.4805/7, Block No.109 of T. Nagar Village, Chennai demarcated by its boundaries (latitude and longitude of the end points) Latitude 13.04835"N and Longitude-80.24326"E 1414.00 sq.mts. area being developed by M/s. Appaswamy Real Estates Limited.

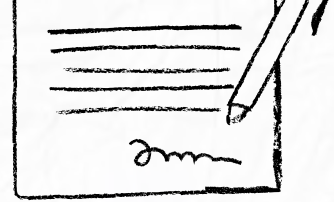
Sir,

1. I have undertaken assignment as Architect certifying completion of Construction Work of "ARCUS" Project: Property Share of Plot No.18, (Total 19 flats) in Stilt Floor + 4 Floors residential building with 19 dwelling units with Gym and Indoor Games comprised in S.No.46 Part, T.S.No.4805/7, Block No.109 of T. Nagar Village, Chennai situated on the Plot No.18, Old Door No.9, New Door No.21, Giri Road, T. Nagar, Chennai measuring 1414.00 sq.mts. area being developed by M/s. Appaswamy Real Estates Limited.
2. Following technical professionals are appointed by Promoter:
 - (i) Thiru. Vikram Desai as Architect
 - (ii) Thiru. N. Chandru as Structural Engineer
 - (iii) Thiru. P. Balamurugan as MEP Consultant
 - (iv) Thiru. K. Ganesh as Site Supervisor
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that building Block No.109 situated on the S.No.46 Part, T.S.No.4805/7, Block No.109 of T.Nagar, Chennai has been completed in all aspects. The building Block of No.109, situated on the Plot No.18, Old Door No.9, New Door No.21, Giri Road, T. Nagar, Chennai is granted Completion Certificate bearing number Lr.No.CMDA/CC/NHRB/C/139 2024 dated 03-06-2024 by The Member Secretary, Chennai Metropolitan Development Authority, Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai-600 008.

Yours faithfully,


(VIKRAM DESAI)

VIKRAM DESAI
ARCHITECT
CA/2009/44394
206, 3rd Block, 4th D Cross, HRBR Layout,
Kacharakanahalli, Kalyan Nagar,
Bengaluru, Karnataka - 560 043.



our services doesn't just end there



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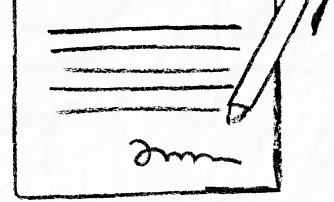
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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