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Project - Quarterly Progress Report

Promoter's Name	:	**VARTHINI FOUNDATIONS**
Project Name	:	**"VARTHINI'S TULASI PARK"**
Project Registration No	:	**TN/29/Building/0252/2022, dated:06/07/2022**
Quarter Ending	:	**31.06.2023**

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)	8 Units	929.36 Sq. m.
2.	Parking Lots	8 No's	8 No's
3.	UDS Registered in Sq.m.	8	396.24 Sq. m.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of Apartment	Nil	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)	**100%**

C. Details of Clearances

1. Completion Certificate No. **EC/Central-I/162/2023 dated 25.05.2023** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **NA** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ATTACHED(in PDF Format)

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

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

VARTHINI FOUNDATIONS CHENNAI-93.

OTHER AMENITIES

- Individual covered Car park for all flats
- Automatic lifts with VV VF and ARD System
- Electronic Security System with video phone
- Safety gate for Main door
- Provision for solar water line
- Professional Rain Water Harvesting System
- Cool tiling System for terrace area
- Landscaping in ground floor
- Anti-termite treatment for building
- CCTV Surveillance System with 1TB HD
- Common lighting, Notice board, Residents Name board and Post box

P.KARTHIKEYAN, D.C.E
REGISTERED ENGINEER
NO: RE/GR-III/19/03/014

NO.10, Diwakar Street, Bharani Colony
Saligramam, Chennai-600 093
Mobile -9894505352

FORM-4

ARCHITECT'S CERTIFICATE

Date: 21-08-2023

To

M/s. VARTHINI FOUNDATIONS, Rep by Mr. R. RAMESH, No.10, Diwaker Street, Bharani Colony, Saligrammam Chennai- 600 093

Subject: Certificate of Completion of Construction Work of **"VARTHINI'S TULASI PARK"** Building of the project(TNRERA Registration Number **TN/29/Building/0252/2022, dated: 06/07/2022** situated on the **Plot No. 163 & 164, 4th Street and 5th Street, Krishnamachaari Nagar, Chennai-600 087,** comprised in **T.S. No.418/26** of, demarcated by its boundaries (latitude and longitude of the end points) North **13°02'36.7"**to the South__to the East **80°10'09.0"**to the West of Division **Maduravoyal** Village Saidapet Taluk **Chennai** District PIN **600 087** measuring of **1152.40 Sq.mts**. area being developed by **M/s. Varthini Foundations**, Rep by **Mr. R. RAMESH**

Sir,

I **P.KARTHIKEYAN** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **"VARTHINI'S TULASI PARK"** Building situated on the plot **No.163 & 164,** Survey **No. 418/26** of Division **Maduravoyal** village **Saidapet** Taluk **Chennai** District PIN **600 087** measuring of **1045.53 sq.mts**. Area being developed by **M/s. Varthini Foundations**, Rep by **Mr. R. RAMESH**

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

   (i) M/s/Thiru/Tmt.____P.KARTHIKEYAN____as Architect/Engineer

   (ii) M/s/Thiru/Tmt.____S.SUBRAMANIAN____as Structural Consultant

   (iii) M/s/Thiru/Tmt.____S.SURENDIRAN____as MEP Consultant

   (iv) M/s/Thiru/Tmt.____ARJUN____as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **"VARTHINI'S TULASI PARK"** Building has been completed in all aspects. The **"VARTHINI'S TULASI PARK"** Building is granted Completion Certificate bearing number: **EC/Central-I/162/2023** dated: **25-05-2023** by **CMDA**

Yours Faithfully,

P. KARTHIKEYAN, D.C.E
REGISTERED ENGINEER
RE/GR-III/19/03/014
No.10, Diwakar Street, Bharani Colony,
Saligramam, Chennai-93.Cell-9894505352

(P.KARTHIKEYAN) of L.S/Architect
(License No.RE/GR/III/19/03/014)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002 2) The Managing Director, CMWSSB, No.1,Pumping Station Road, Chindatharipet, Chennai-600 028.

Letter No.CMDA/CC/NHRB/C/196/2023 **Dated: 25-05-2023**

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt floor + 3 floors Residential building with 9 dwelling units with availing premium FSI at Plot Nos. 163 & 164 , Krishnamacheri Nagar 4th Street / Krishnamacheri Nagar 5th Street, Maduravoyal, Chennai, comprised in Old Survey No.418/3 (part), New Survey No.418/26 of Maduravoyal Village within the Greater Chennai Corporation Limit. – Completion Certificate - Issued – Reg.

Ref:

1. CMDA issued PP No.PP/NHRB/124/2022, vide this office letter.no.PP/NHRB/C0061/2022, dated 27.04.2022 Planning Permit No.14801
2. TNRERA registration of Project in Registration No. TN/29/ Building /0252/2022 vide letter no.TNRERA/10013/2022 dated 06.07.2022 valid upto May 2024.
3. Completion Certificate application through online dated 03.05.2023.
4. This office letter even No. dated 16.05.2023 addressed to the applicant.
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0023471, dated 18.05.2023.
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. Varthini Foundations, Rep.by.its Managing Partner Thiru.R.Ramesh GPA, for Tmt. Girija Kannan** hwas constructed Stilt floor + 3 floors Residential building with 9 dwelling units with availing premium FSI at Stilt floor + 3 floors Residential building with 9 dwelling units with availing premium FSI at Plot Nos. 163 & 164 , Krishnamacheri Nagar4th Street / Krishnamacheri Nagar 5th Street, Maduravoyal, Chennai, comprised in Old Survey No.418/3 (part), New Survey No.418/26 of Maduravoyal Village within the Greater Chennai Corporation Limit. 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/ 162 /2023**, dated: **25-05-2023.**

//pto//

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 in the reference 1st cited).

Yours faithfully,

for MEMBER-SECRETARY

25.5.23

Copy to:

1. M/s. Varthini Foundations,
   Rep.by.its Managing Partner
   Thiru.R.Ramesh GPA,
   for Tmt. Girija Kannan.
   No.10, Diwakar Street,
   Bharani Colony,
   Saligramam, Chennai 600 092.

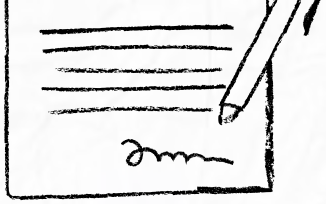
2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

3. The Deputy Financial Analyst for building & Finance Division, CMDA, Chennai (For Refund of Security Deposit, SD for Building & Display Board charges remitted vide Rt. No.CMDA/PP/Ch/7263/2022 dated 20.04.2022)

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

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate.



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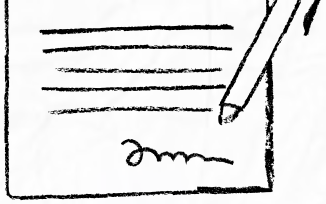

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We're honored to be part of your
real estate journey

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