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VISHRANTHI
HOMES PVT LTD

Project - Quarterly Progress Report – December 2023

Promoter's Name	:	**Vishranthi Homes Private Limited**
Project Name	:	**MARGA RAGHU**
Project Registration No	:	**TN/29/Building/0271/2022 dated 21/07/2022**
Quarter Ending	:	**December Year 2023**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while	3 Nos	Carpet Area: 249.68 Sq.m
2.	Parking Lots	Car Park No.3	
3.	UDS Registered in Sq.m.	141.45 Sq.m	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		**Completion Certificate is obtained**
2.	Status of common Amenities for each Block/Tower, Item wise	Single Building	**100% Completed**

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**100% (480 Lakhs)**

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

Corporate Office :
"Vinayaka Towers" First Floor, No.45, K. B. Dasan Road,
Teynampet, Chennai - 600 018. India.
Phone : 044 - 2811 4541 / 42
Email : fro@vishranthihomes.com
website : www.vishranthihomes.com

Registered Office :
No. 7, 1st Cross Street, Seethamma Colony Extn
Teynampet, Chennai - 600 018

C. Details of Clearances

1. Completion Certificate No. **EC/Central-II/169/2023 Dated 29.05.2023**
2. Compliance Report, **(Form – 4 – Architect's Certificate) – Enclosed – dated** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **– Enclosed – dated 15.11.2023** (in PDF Format)

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

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

B.CONSTRUCTION

Status of the Construction for the Quarter Ending December 2023

VISHRANTHI HOMES PRIVATE LIMITED

No.45, First Floor, Vinayaga Tower, K.B. Dasan Road, Teynampet,

Chennai – 600 018.

RERA Registration No: TN/29/Building/0271/2022 dated 21.07.2022

Name of the Project: Marga Raghu

Plan Type- Stilt + 5

Total Flats- 10 Units

S.No	Stage of Completion	Floor	Status
1	E.B Connection		All Flat and Common service connections have obtained
2	Whatever sold 3 Flats and Land owners flats -6 Nos - have handedover, Balance 1 Flat – to be sold.		

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

VISHRANTHI HOMES PVT. LTD.
CHENNAI

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VISHRAMTHI HOMES PVT. LTD.
CHENNAI

HRANTH HOMES PVT. LTD.
CHENNAI

VASUDHANTHI HOMES PVT. LTD.
CHENNAI

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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/152/2023 **Dated: 29.05.2023**

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 floors Residential building with 10 dwelling units with Availing Premium FSI at New Door No.19, Old Door No.16, Thirumurthi Street, T.Nagar, Chennai – 600 017 comprised in S.No.92(part), T.S.No.4768, Block No.108A of T.Nagar Village within the limit of Greater Chennai Corporation– Completion Certificate - Issued – Reg.

Ref:
1. CMDA Planning Permission No. P.P.No. PP/NHRB/87/2022 in Letter No. PP/ NHRB / C /0002/2022 dated 01.04.2022 in Planning Permit No. 14764.
2. TNRERA Registration for project vide Reg.No.TN/29/Building/0271/2022, in letter No.TNRERA/10312/2022, dated 21.07.2022.
3. Completion Certificate application through online dated 05.04.2023, received on 06.04.2023.
4. This office letter even No. dated 09.05.2023 addressed to the applicant.
5. The applicant letter dated 11.05.2023, submitted the Additional DC and I&A charges remitted in CMDA Receipt No.B0023400, dated 11.05.2023.
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.Vishranthi Homes Private Limited, Rep.by Thiru.C.R.Devendra GPA for Thiru. A.M.Chandrasekaran and 3 Others** have constructed Stilt Floor + 5 floors Residential building with 10 dwelling units with Availing Premium FSI at New Door No.19, Old Door No.16, Thirumurthi Street, T.Nagar, Chennai – 600 017 comprised in S.No.92(part), T.S.No.4768, Block No.108A of T.Nagar Village within the limit of Greater Chennai Corporation.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-II/ 169/2023, dated: 29-05-2023.**

//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

Copy to:

1. **M/s.Vishranthi Homes Private Limited,**
   Rep.by Thiru.C.R.Devendra GPA for
   Thiru.A.M.Chandrasekaran and 3 Others.
   No.7, 1st Cross Street, Seethammal Extn.,
   Teynampet, Chennai – 600018.

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

   TNRERA Registration for project vide Reg.No.TN/29/Building/0271/2022, in letter No.TNRERA/10312/2022, dated 21.07.2022, valid up to 22.05.2027

3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building& SD for Display Board remitted in **Receipt No.CMDA/PP/RC/0017/2022, dated 04.03.2022).**

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.

The Madras Design Works

Ram Nivas 6/15 Kotturgarden First Main Road Kotturpuram Chennai 600085
+ 91 44 24474632 / 24474633 design@mdw.co.in www.mdw.co.in

(3)

FORM-4

ARCHITECT 'S CERTIFICATE

To

Date: 09.11.2023

M/s Vishranthi Homes Pvt Ltd
"Vinayaga Tower", First Floor,
New No.45 and Old No.21,
K.B. Dasan Road,
Teynampet,
Chennai – 600 018.

Sub: Certificate of Completion of Construction Work of Building named as MARGA RAGHU, the Building of the Project (TNRERA Registration No.TN / 29/Building / 0271 / 2022 dated 21.07.2022) situated at Door No.19 (Old Door No.16), Thirumoorthy Street (Thirumurthy Street), T.Nagar, Chennai-600 017, comprised in S.No.92 (Part), T.S.No.4768, Block No.108A, demarcated by its boundaries (latitude 13°02'51.8"N and longitude 80°14'12.4"E) to the North by: Property belongs to Dr C. Ramakamath– As per Patta T.S.No.4762, to the South by: Thirumurthy Street – As per Patta T.S.No.8285, to the East by: T.S. Venugopal Pillai's House – As per Patta T.S.No.8278 and to the West by: Land owned by Mr C. Ramakamath – As per Patta T.S.No.4769 of Thyagaraya Nagar Village (T.Nagar Town), Guindy Taluk (earlier Mambalam-Guindy Taluk), Chennai District – 600 017, within the Registration District of Chennai South and Sub-Registration District of Thiyagaraya Nagar, measuring, an extent of 483.09 sq.mts. area being developed by M/s. Vishranthi Homes Pvt Ltd.

Sir,

We have undertaken assignment as Architect of certifying completion of Construction Work of the Building MARGA RAGHU situated at Door No.19 (Old Door No.16), Thirumoorthy Street (Thirumurthy Street), T.Nagar, Chennai-600 017, comprised in S.No.92 (Part), T.S.No.4768, Block No.108A of Thyagaraya Nagar Village (T.Nagar Town), Guindy Taluk (earlier Mambalam-Guindy Taluk), Chennai District, measuring, an extent of 483.09 sq.mts area being developed by M/s Vishranthi Homes Pvt Ltd.

Manikandan

MANIKANDAN.N. B.Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 6/15, Ram Nivas,
Kotlur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632.

The Madras Design Works

Ram Nivas 6/15 Kotturgarden First Main Road Kotturpuram Chennai 600085
+ 91 44 24474632 / 24474633 design@mdw.co.in www.mdw.co.in

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

(i) M/s.The Madras Design Works, Thirut.N. MANIKANDAN, B.Arch., as Architect/Engineer

(ii) Thiru. Er.P.RAMAN, (B.E.(Civil), M.E.(Struct), M.I.E,C.Engg), as Structural Consultant

(iii) In house consultant of M/s.Vishranthi Homes Pvt. Ltd as MEP Consultant

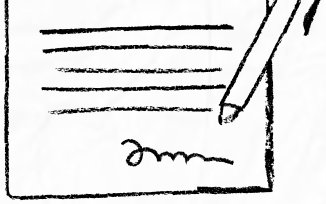
(iv) Thiru. SELVAKUMAR, as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, we hereby certify that the Building MARGA RAGHU has been completed in all aspects. The Building MARGA RAGHU is granted Completion Certificate bearing No.EC / Central-II/ 169 / 2023 dated 29.05.2023 by Chennai Metropolitan Development Authority.

Yours Faithfully,

N. MANIKANDAN, B.Arch
CA / 2004 / 34932

MANIKANDAN.N. B.Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 6/15, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632



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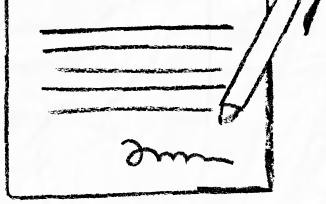

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