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SHREE BALA AKSHARA
HOMES

Project - Quarterly Progress Report

Promoter's Name	:	SHREE BALA AKSHARA HOMES
Project Name	:	AADITRI
Project Registration No	:	TN/29/BUILDING/332/2022
Quarter Ending	:	DECEMBER 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area Sq.m
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	11	911.29
2.	Parking Lots	11	
3.	UDS Registered in Sq.m. 11	11	533.26

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block Only	COPMPLETED
2.	Status of common Amenities Bore Water ,OHT tanks 2 nos Metro Water & Sewerage Connection obtained from CMWSS OTIS Lift - 6 Passenger TNEB Power Supply Effected	Single Block Only	COPMPLETED



SHREE BALA AKSHARA
HOMES

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Sl.No.	Description	Percentage
1.	Percentage of Completion	%
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	944 Lakhs

C. Details of Clearances

1. Completion Certificate No. – EC/CENTRAL-I/327/2023 Dt. 02.11.2023
2. Compliance Report, if any – Not Applicable
3. Annual Audit Report of Special Account in Form 7 – Not Applicable

D. Latest Photo

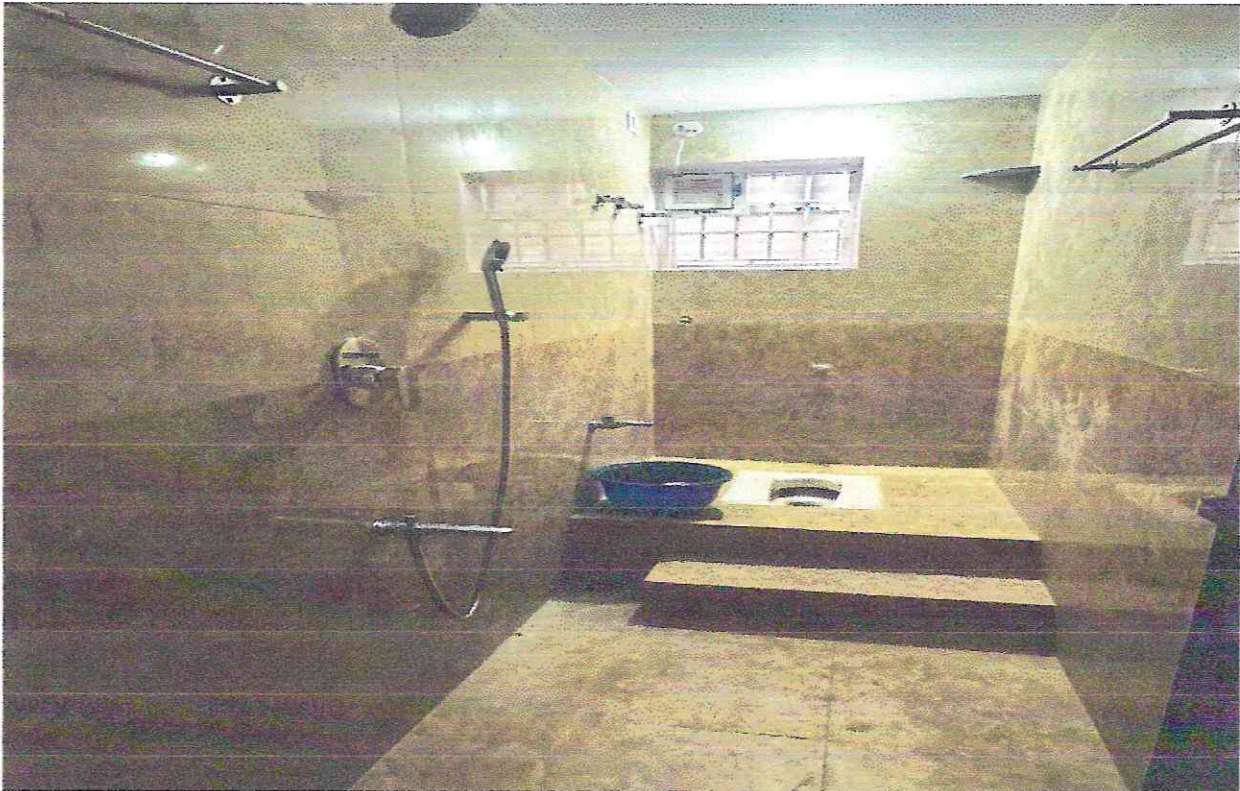


Shree Bala Akshara Homes
22/12, Coats Road, T. Nagar, Chennai - 600 017 (Near New G R T Jewellery)
99949 51808, 98402 54700, 8896 8896 77
skylarksba@gmail.com
www.sbahomes.in



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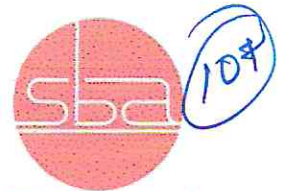


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For SHREE BALA AKSHARA HOMES

Aw
Proprietor

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**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.75, Santhome High Road,
MRC Nagar, Raja.Annamalaipuram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/C/386/2023

Dated: 02-11-2023

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of stilt floor + 3 floors residential building with 11 dwelling units at Plot No.4 & 5, Door No.16/5A, Ramamurthy Avenue Main Road/ 4th Street, Sakthi Nagar Extension, Porur, Chennai comprised in Old S.No. 241/1A, New S.No. 241/1A4 of Porur village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. PP/NHRB/88/2022 in Planning Permit No.14765, in letter No. CMDA/PP/NHRB/C/0004/2022 dated 31.03.2022.
 2. Completion Certificate application through online dated 17.08.2023 received on 25.08.2023.
 3. TNRERA Registration No. TN/29/Building/332/2022 dated 05.09.2022 in File No. TNRERA/12659/2022 valid upto 31.12.2025.
 4. This office letter even no. dated 10.10.2023 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0024293, dated.12.10.2023.
 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 Thiru.N.Aneesh Kumar, has constructed stilt floor + 3 floors residential building with 11 dwelling units at Plot No.4 & 5, Door No.16/5A, Ramamurthy Avenue Main Road/ 4th Street, Sakthi Nagar Extension, Porur, Chennai comprised in Old S.No. 241/1A, New S.No. 241/1A4 of Porur 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-I / 327 /2023, dated: 02.11.2023.

//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 reference 7th cited).

Yours faithfully,

S. Prashanth
02/11/23
for MEMBER-SECRETARY
S
2/11/2023

Copy to:

1. Thiru.N.Aneesh Kumar,
Door No. 22/12, Coats Road,
T.Nagar,
Chennai – 600 017.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell, CMDA, (to
update Webpage)

(TNRERA Registration No.
TN/29/Building/332/2022 dated
05.09.2022 in File No.
TNRERA/12659/2022 valid upto
31.12.2025)

(For Refund of Security Deposit
for Building, Display Board &
Septic Tank)

Note:

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

Alw

Handwritten signature/initials

FORM-4
ARCHITECT'S CERTIFICATE



To

SHREE BALA AKSHARA HOMES
Prop . N.Aneesh Kumar
22/12 Coats Road
T.Nagar, Chennai 600017

Subject: Certificate of Completion of Construction Work of Residential Building (AADITRI APARTMENTS) with 11 Dwelling Units /Single Block of the Building of the Project **TNRERA Registration Number. TN/29/Building/332/2022** situated on the Plot bearing Survey no. 241/1A4 /Plot no.4&5 /Door No. 16/5A Ramamurthy Avenue Main Road, Porur Chennai 600116 demarcated by its boundaries (latitude and longitude of the end points) to North to the South 13°02' 92.91" to the East to the west 80°16'28.10" of Division IX Village Porur, Madurovoyal Taluk Chennai District measuring 533.26 sq.mts. area being developed by Shree Bala Akshara Homes Prop N.Aneesh kumar

Sir,

I/we have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building (AADITRI APARTMENTS) with 11 Dwelling units Plot bearing Survey no. 241/1A4 /Plot no.4&5 /Door No. 16/5A Ramamurthy Avenue Main Road, Porur Chennai 600116 demarcated by its boundaries (latitude and longitude of the end points) to North to the South 13°02' 92.91" to the East to the west 80°16'28.10" of Division IX Village Porur, Madurovoyal Taluk Chennai District measuring 533.26 sq.mts. area being developed by Shree Bala Akshara Homes Prop N.Aneesh kumar

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

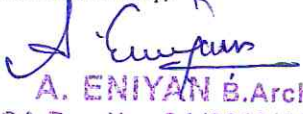
- (i) Thiru. ER.ENIYAN as Architect/Engineer
- (ii) Thiru. Krishna Jeyanth as Structural Consultant
- (iii) Thiru. Ramesh as Project Head
- (iv) Thiru. VM.Lakshmikanth as Site Supervisor

Handwritten signature of A. Eniyam
A. ENIYAN B.Arch
COA Reg No: CA/2019/112595
GCC REG No: RA003032021
New No.24/1, Old No.22/1, Kumaran Colony,
Saidapet, Chennai - 600 015.
Ph: 9841055299

(97)

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 AADITRI APARTMENTS of the Building has been completed in all aspects. The AADITRI APARTMENTS Building is granted Completion Certificate bearing number EC/CENTRAL-I/327/2023 dated 02.11.2023 by Chennai Metropolitan Development Authority

Yours Faithfully,



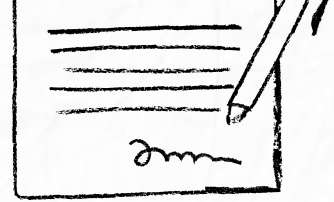
A. ENIYAN B.Arch

COA Reg No: CA/2019/112595

GCC REG No: RA003032021

New No.24/1, Old No.22/1, Kumaran Colony,
Saidapet, Chennai - 600 015.

Ph: 9841055299



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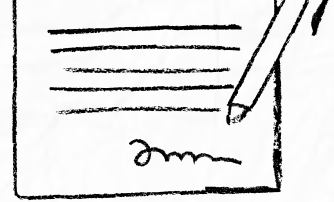
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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