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Centwin Estates & Industries Pvt. Ltd.,

Project - Quarterly Progress Report

Promoter's Name	:	M/s. Centwin Estates & Industries Pvt. Ltd.
Project Name	:	AADYA
Project Registration No	:	TN/29/Building/0006/2021
Quarter Ending	:	June 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)	64 units	5128.50 Sq.m.
2.	Parking Lots	24 Covered	11 Open
3.	UDS Registered in Sq.m.	1338.57Sq. m.	1783.73 Sq. m.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One	100%
2.	Status of common Amenities for each Block/Tower, Item wise	Completed	100%

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	80%

C. Details of Clearances

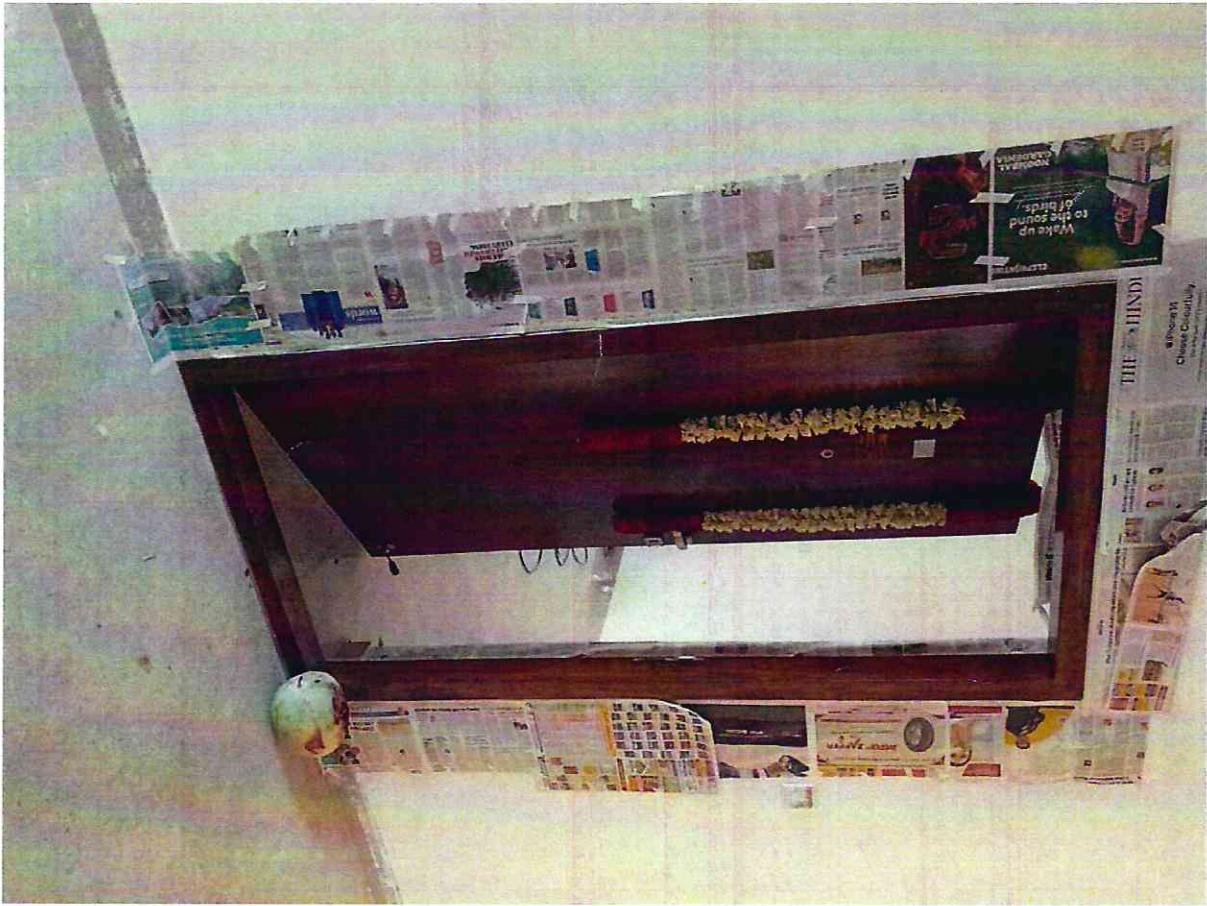
1. Completion Certificate No. (EC/South- I/086/2023)
2. Compliance Report,
3. Annual Audit Report of Special Account in Form 7 Attached with this letter.

D. Latest Photo with Date attached











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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0109/2023

Dated: 31.03.2023

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 64 Dwelling Units (Affordable Housing) at Plot lies in CMDA Approved Layout No. PPD/ LO No. 123/88 & PPD/LO No.3/2021, Devaraj Nagar Main Road, Okkiyam Thoraipakkam, Chennai, comprised in S.No.405/8A5B2 of Okkiyam Thoraipakkam 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 Planning Permission accorded vide No.PP/NHRB /134/2021/ A to C dated 29.04.2021 Permit No. 14142 in letter No. PP/NHRB/S(B1)/165/2021 dated 29.04.2021.
3. Completion Certificate Application received from M/s. Centwin Estates & Industries Pvt. Ltd., represented by its Director Tmt.Sailaja Reddy on 17.03.2023.
4. This office DC Advice letter even No. dated 28.03.2023.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023147 dated 29.03.2023.

This is to certify that M/s. Centwin Estates & Industries Pvt. Ltd., represented by its Director Tmt.Sailaja Reddy has Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 64 Dwelling Units (Affordable Housing) at Plot CMDA Approved Layout No. PPD/ LO No. 123/88 & PPD/LO No.3/2021, Devaraj Nagar Main Road, Okkiyam Thoraipakkam, Chennai, comprised in S.No.405/8A5B2 of Okkiyam Thoraipakkam village within the limits of Greater Chennai Corporation vide CMDA Planning Permission 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 in Annexure XXIII of TNCDBR, 2019.

(p.t.o.)

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-1/086/2023 dated 31.03.2023.

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 Development Regulations 4(5) 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,

for MEMBER SECRETARY

Copy to:

1. M/s.Centwin Estates & Industries Pvt. Ltd.,
Rep by its Director Tmt.R.Sailaja Reddy,
New No.14, Old No.4, 10th Street,
Nandanam Extension, Nandanam,
Chennai - 600 035.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

3. The Deputy Financial Analyst
Finance Division, CMDA.

4. The System Analyst, Computer Cell, CMDA

(TNRERA Letter No.
TNRERA/6942/2021 dated 04.01.2022
with Registration No.
TN/29/Building/0006/2021 dated
04.01.2022 valid up to 28.04.2026)

(For Refund of Security Deposit for
Building, STP and Display Board)

(to update Webpage)

Note:

(i) The Proforma on Affidavit for loss of Original Receipt of SD executed by the applicant M/s. Centwin Estates & Industries Pvt. Ltd., in Rs.20/- stamp paper duly notarized is furnished instead of surrendering the Original Cash Receipt for the Security Deposit for refund.

(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.

FORM-4

ARCHITECT'S CERTIFICATE

Date: 13.04.2023

To

M/s. Centwin Estates & Industries Pvt. Ltd.,
Rep by its Director Tmt. R. Sailaja Reddy,
New No. 14, Old No. 4, 10th Street,
Nandanam Extension, Nandanam,
Chennai- 600 035.

Subject: Certificate of Completion of Construction work of **"URBAN POINT"** Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 64 Dwelling Units (Affordable Housing) at Plot lies in CMDA Approved Layout No. PPD/ LO No. 123/88 & PPD/LO No. 3/2021, Devaraj Nagar Main Road, Okkiyam Thoraipakkam, Chennai, comprised in S.No. 405/8A5B2 of Okkiyam Thoraipakkam Village within the limits of Greater Chennai Corporation. Measuring **1783.73sq.mt** area being developed by **M/s. Centwin Estates & Industries Pvt. Ltd**

Sir,

I/We have undertaken assignment as Architect of certifying completion of Construction work of **"URBAN POINT"** Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 64 Dwelling Units (Affordable Housing) at Plot lies in CMDA Approved Layout No. PPD/ LO No. 123/88 & PPD/LO No. 3/2021, Devaraj Nagar Main Road, Okkiyam Thoraipakkam, Chennai, comprised in S.No. 405/8A5B2 of Okkiyam Thoraipakkam Village within the limits of Greater Chennai Corporation. Measuring **1783.73sq.mt.** area being developed by **M/s. Centwin Estates & Industries Pvt. Ltd.**

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

- | | |
|---|-----------------------------------|
| (i) M/s/Thiru/Tmt. <u>REENA NISHANTHI LYDIA.P</u> | as Architect/Engineer |
| (ii) M/s/Thiru/Tmt. <u>C. KANNAN</u> | as Structural Consultant |
| (iii) M/s/Thiru/Tmt. <u>SHANMUGAM</u> | 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, I/We here by certify that **"URBAN POINT"** Building has been completed in all aspects. The **URBAN POINT** Building is granted Completion Certificate bearing number **CC.No.EC/South-I/086/2023**, dated **31.03.2023** by Chennai Metropolitan Development Authority.

Yours Faithfully,

Reena
REENA NISHANTHI LYDIA P.B. ARCH
COUNCIL OF ARCH. REG. No. CA/2009/46301
CMDA REGD. ARCH. No. RA/GF I/19/02/008
DTCP REGD. No. CGLRGN/RA/GF-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14, II Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.



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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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