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FORM 4 (see Regulation 3)

ARCHITECT'S CERTIFICATE

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

Date : 25.04.2023

To,

M/s.Ramaniyam Real Estates Pvt Ltd.,
New Door No.14, Old Door No.67,Third Main Road,
Gandhi Nagar, Adyar, Chennai – 600 020.

Subject: Certificate of Completion of Construction Work of **"RAMANIYAM VIPANCHI"** Residential Building **(TNRERA Registration Number: TN / 29 / Building / 0061 / 2022, dated: 15.02.2022)** situated at Plot No.66, Door No.3/9, NCBS Colony, 15th Street, Nanganallur, Chennai - 600 061 in Old S.No.6/1 (part), T.S.No.39, Block No.29, Ward – B of Nanganallur Village, Alandur Taluk, Greater Chennai Corporation, Zone – XII, Division – 164, demarcated by its boundaries (Latitude and Longitude of the end points), Latitude - 12°98'50.00" N, Longitude - 80°19'17.44" E, Nanganallur Village, Alandur Taluk, Greater Chennai Corporation – 600 061 land measuring 837.76 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

Sir,

I am, **P.V.DILIPRAJ,** have undertaken assignment as Engineer of certifying Completion of Construction Work of **"RAMANIYAM VIPANCHI"** Residential Building situated at Plot No.66, Door No.3/9, NCBS Colony, 15th Street, Nanganallur, Chennai - 600 061 measuring 837.76 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

1.Following technical professionals are appointed by Owner / Promoter:-

i) **Mr.P.V.Dilipraj as** Architect / Engineer.

ii) **Mr.V.Jagen** as Structural Consultant.

iii) **In House Design Team of M/s.Ramaniyam Real Estates Pvt Ltd** as MEP Consultant

iv) **Mr.M.Jayaraman** as Site Supervisor.

2.Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that "**RAMANIYAM VIPANCHI"** Residential Building has been completed in all aspects. The **"RAMANIYAM VIPANCHI"** Residential Building is granted Completion Certificate bearing number **C.C.NO.EC/South-II/009/2023,dated:10.01.2023** by Chennai Metropolitan Development Authority.

Yours Faithfully,

P.V. Dilipraj

P.V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO.- RE/GR-I/19/03/034
GCC REGN NO - RE100092019
No.10, GOVINDASAMY STREET
KATTABOMMAN BLOCK,
JAFFERKHANPET, CHENNAI- 600 083
MOBILE 9841269153

P.V.DILIPRAJ
CMDA License No : RE / GR – 1 /19 / 03 / 034 valid till (Date) 07.03.2024.

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/0430/2022 **Dated: 10.01.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors Residential Building with 16 Dwelling Units availing with Premium FSI at Plot No.66, Door No.3/9, NCBS Colony, 15th Street, Nanganallur, Chennai – 600061 in Old S.No.6/1(part), T.S.No.39, Block No.29, Ward B of Nanganallur 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 No.PP/NHRB/02/2022, Permit No14479 in letter No.PP/NHRB/S(B1)/0321/2021, dated 06.01.2022.
3. Completion Certificate Application received from M/s.Ramaniyam Real Estates (P) Ltd, Represented by its Authorized Signatory Thiru.M.Chandru, GPA for Tmt.Syamala Venkataraman and 3 others on22.11.2022.
4. This office D.C.Letter even No. dated 23.12.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0022674 dated 27.12.2022.

*****

This is to certify that . M/s.Ramaniyam Real Estates (P) Ltd, Represented by its Authorized Signatory Thiru.M.Chandru, GPA for Tmt.Syamala Venkataraman and 3 others has Completed the Construction of Stilt Floor + 4 Floors Residential Building with 16 Dwelling Units availing with Premium FSI at Plot No.66, Door No.3/9, NCBS Colony, 15th Street, Nanganallur, Chennai – 600061 in Old S.No.6/1(part), T.S.No.39, Block No.29, Ward B of Nanganallur 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 approved by the Monitoring Committee & TNCDBR.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/009/2023 dated 10.01.2023.**

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 Serial No.12 of Planning Permission approval letter in the reference 2nd cited).

Yours faithfully,

10/01/2023

for MEMBER-SECRETARY

10/1/2023

Copy to:

1. M/s.Ramaniyam Real Estates (P) Ltd.
   Represented by its Authorized Signatory,
   Thiru.M.Chandru, GPA 1.Tmt.Syamala Venkataraman, 2.Tmt.Revathi Sachidanandam, 3Tmt.K.V.Sundar @ .Sundar K, Venkatraman and 4.Thiru.K.V.Sankar @ Shankar K, Venkataraman,
   No.17/35, 2nd Main Road, Gandhi Nagar,
   Adyar, Chennai -6000020.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Registration No. TN/29/Building/0061/2022 dt.15/02/2022 in TNRERA Letter No. TNRERA/886/2022 valid upto Jan 2027)

3. The Deputy Financial Analyst
   Finance Division, CMDA.
   (For Refund of Security Deposit for Building and Display Board)

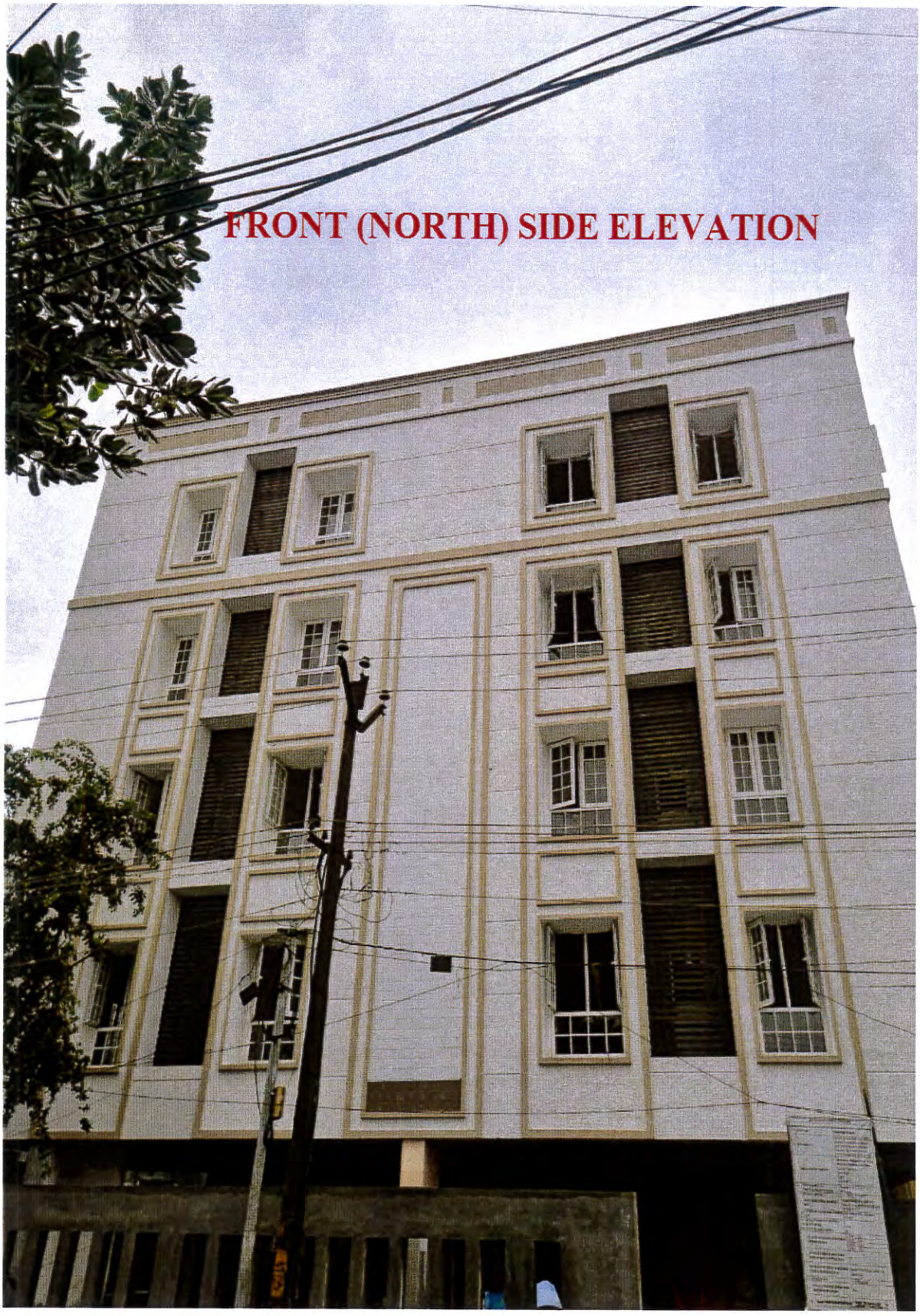
4. The System Analyst, Computer Cell, CMDA
   (to update Webpage).

Note:

(i) The Original Cash Receipt No. B0020573 dated 21.12.2021 for the Security Deposit Shall be 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.

PROJECT NAME : RAMANIYAM VIPANCHI
TNRERA REGISTRATION NO.TN / 29 / Building / 0061 / 2022



FRONT ELEVATION

For RAMANIYAM REAL ESTATES (P) LTD.

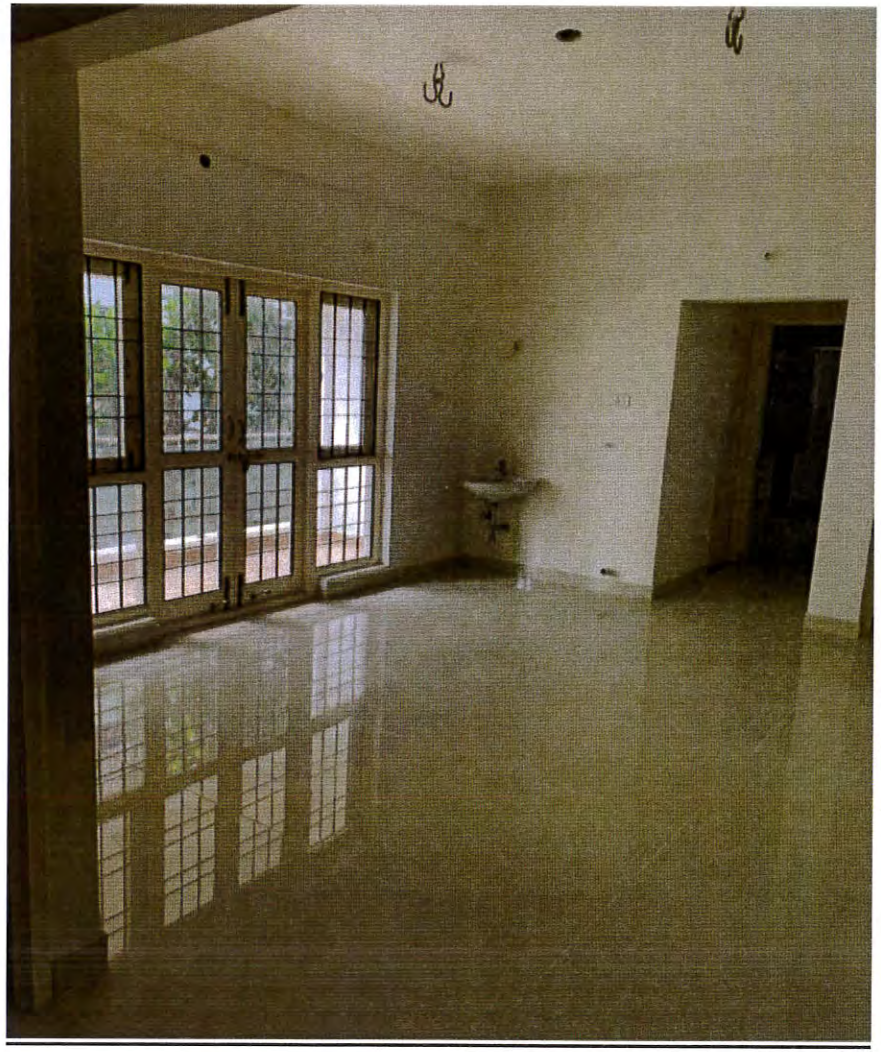
Authorised Signatory

PROJECT NAME : RAMANIYAM VIPANCHI
TNRERA REGISTRATION NO.TN / 29 / Building / 0061 / 2022

LIVING ROOM



FAMILIY DINING

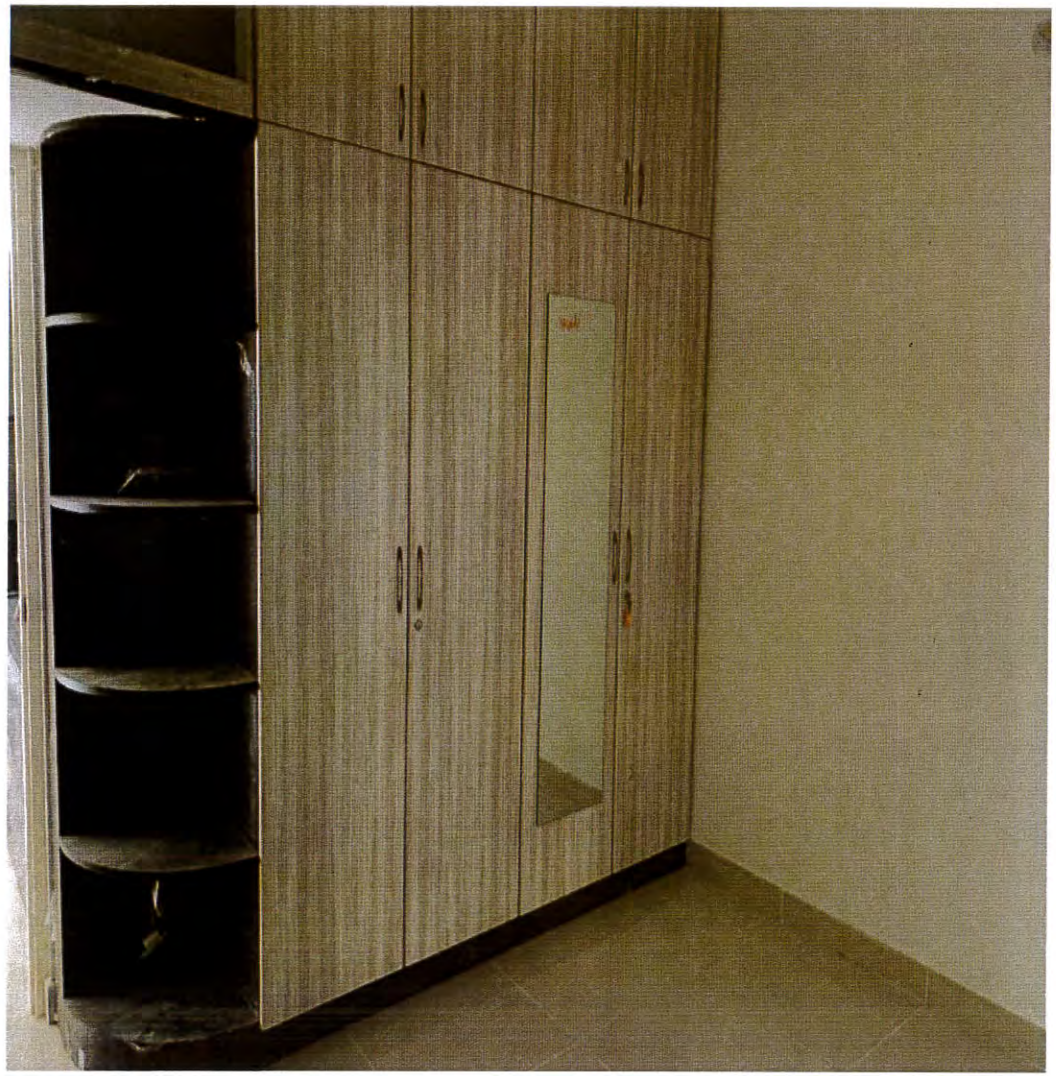


For RAMANIYAM REAL ESTATES (P) LTD.

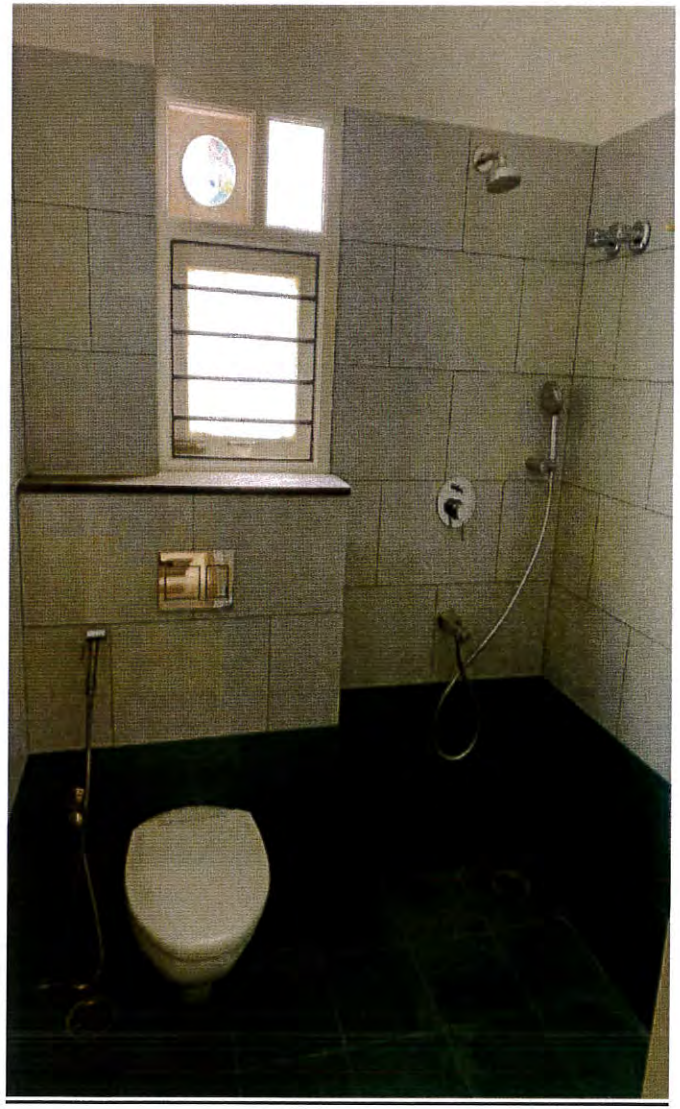
Authorised Signatory

PROJECT NAME : RAMANIYAM VIPANCHI
TNRERA REGISTRATION NO.TN / 29 / Building / 0061 / 2022

BEDROOM-1



TOILET - 1



For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

PROJECT NAME : RAMANIYAM VIPANCHI
TNRERA REGISTRATION NO.TN / 29 / Building / 0061 / 2022

BEDROOM - 2



TOILET - 2



For RAMANIYAM REAL ESTATES (P) LTD.

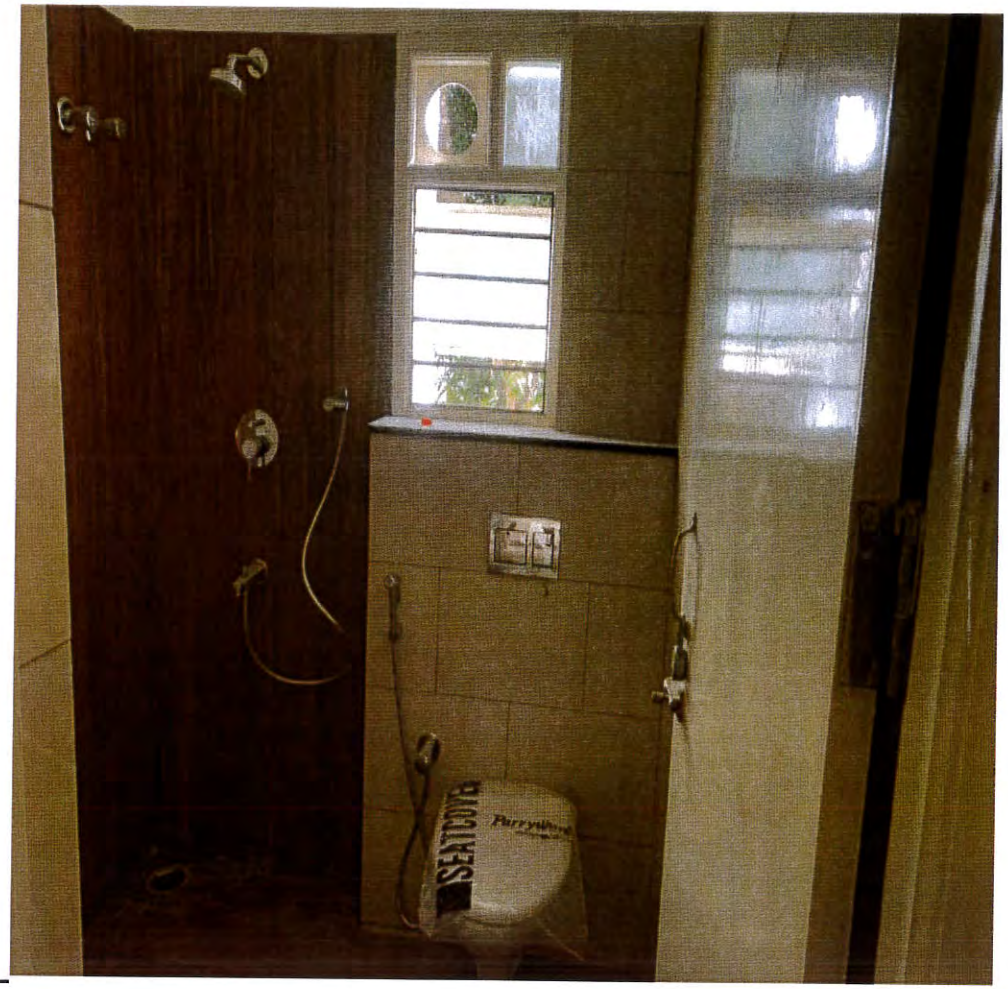
Authorised Signatory

PROJECT NAME : RAMANIYAM VIPANCHI
TNRERA REGISTRATION NO.TN / 29 / Building / 0061 / 2022

BEDROOM - 3



TOILET - 3



For RAMANIYAM [illegible] (P) LTD.

Authorised Signatory

PROJECT NAME : RAMANIYAM VIPANCHI
TNRERA REGISTRATION NO.TN / 29 / Building / 0061 / 2022

LIFT LOBBY



For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

Our services go beyond

Buying & Selling Services
Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services
Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services
Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services
Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation
Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification
Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis
Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools
Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools
Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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