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ARCHITECT'S CERTIFICATE

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

Date : 18.04.2023

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 ANUGRAHAM**” Residential Building (**TNRERA Registration Number: TN / 29 / Building / 0066 / 2022, dated: 01.03.2022**) situated at old No.M-11A to M-11F, New door No. 38/11 A to F, Anugraha Colony, Third Avenue , Ashok Nagar , Chennai - 600 083 , Comprised in old T.S.No.4 Part and New T.S.No.4/13, Block No.31 , Kodambakkam Village , Mambalam Taluk , Greater Chennai Corporation, Zone : X , Division : 132, demarcated by its boundaries (Latitude and Longitude of the end points), 13°04'18.70" N, 80°21'30.29" E, 13°04'17.58" N, 80°21'30.43" E, 13°04'17.53" N, 80°21'32.60" E, 13°04'18.81" N, 80°21'32.44" E, Kodambakkam Village, Mambalam Taluk, Greater Chennai Corporation – 600 083 land measuring 569.94 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 ANUGRAHAM**” Residential Building situated at old No.M-11A to M-11F, New door No. 38/11 A to F, Anugraha Colony, Third Avenue , Ashok Nagar , Chennai - 600 083 measuring 569.94 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.Ganesh** 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 ANUGRAHAM**” Residential Building has been completed in all aspects. The “**RAMANIYAM ANUGRAHAM**” Residential Building is granted Completion Certificate bearing number **C.C.NO.EC/Central-II/020/2023,dated:27.01.2023** by Chennai Metropolitan Development Authority.

Yours Faithfully,



P.V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO. - RE/GR-1/19/03/034
GCC REGN NO - RE 100092019
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/C/0452/2022

Dated: 27.01.2023

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt floor + 5 floors Residential building with 10 dwelling Units Availing Premium FSI at Old Door No.M-11, A to F, New Door No.38/11 A to F, Anuragha Colony, 3rd Avenue, Ashok Nagar, Chennai comprised in Old.T.S.No 4 part, New T.S.No.4/13, Block No.31 of Kodambakkam Village Within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:**
1. CMDA Planning Permission No. P.P.No. PP/NHRB/13/2022 in Letter No. PP/NHRB/C/697/2020 dated 25.01.2022 in Planning Permit No.14490.
 2. TNRERA Registration No.TN/29/Building/0066/2022, in file No.TNRERA/3357/2022, dated 01.03.2022.
 3. Completion Certificate application through online dated 14.12.2022.
 4. This office letter even no. dated 13.01.2023 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0022797, dated 19.01.2023.
 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.Ramaniyam Real Estate Pvt. Ltd. GPA for Thiru.Mohan and 5 others** have constructed Stilt floor + 5 floors Residential building with 10 dwelling Units Availing Premium FSI at Old Door No.M-11, A to F, New Door No.38/11 A to F, Anuragha Colony, 3rd Avenue, Ashok Nagar, Chennai comprised in Old.T.S.No 4 part, New T.S.No.4/13, Block No.31 of Kodambakkam Village Within the limits 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 / 020/2023, dated: 27-01-2023.

//ptol/

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 1st cited).

Yours faithfully,

P. S. S. S. S.
27/11/2023
for MEMBER-SECRETARY
AS
27.1.23

Copy to:

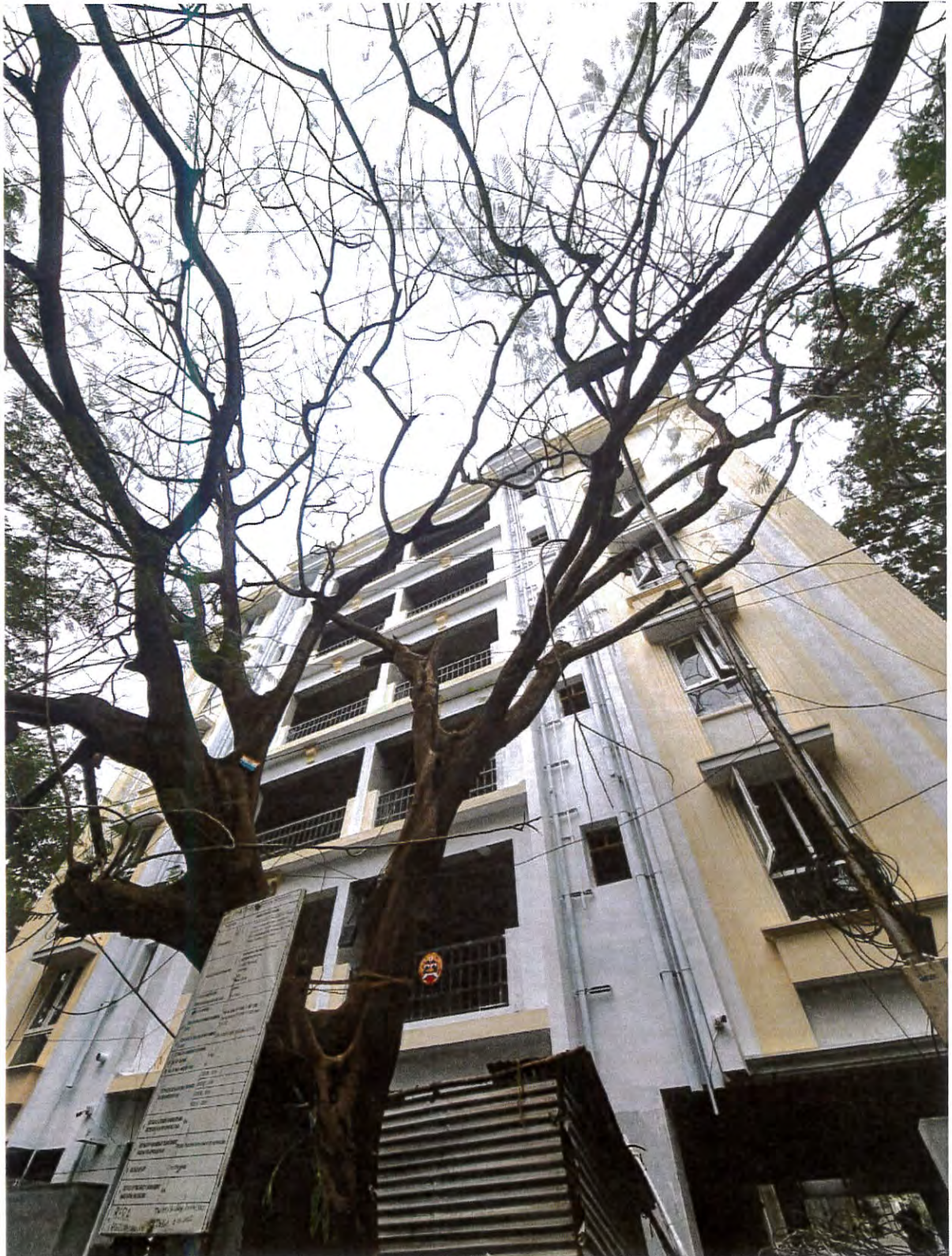
1. **M/s.Ramaniyam Real Estate Pvt. Ltd.**
GPA for Thiru.Mohan and 5 others
No.17/35, 2nd Main Road,
Gandhi Nagar, Adyar,
Chennai – 600020.
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. TNRERA Registration
No.TN/29/Building/0066/2022, in file
No.TNRERA/3357/2022,
dated 01.03.2022, valid upto Jan. 2027.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building & Display Board. SD for Building
remitted in Rt.No. Bank Guarantee No. 116501000019324 dated 11.08.2021, expiry
on 06.08.2026 in Axis Bank, Anna Salai & Display Board charges remitted vide Rt.
No. B0020353, dated 22.11.2021).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

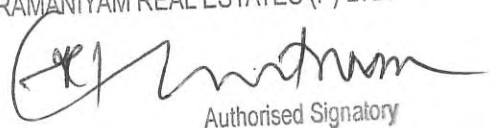
- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

PROJECT NAME : RAMANIYAM ANUGRAHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0066 / 2022

FRONT (NORTH) SIDE ELEVATION



For RAMANIYAM REAL ESTATES (P) LTD.


Authorised Signatory

PROJECT NAME : RAMANIYAM ANUGRAHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0066 / 2022



FOYER



LIVING ROOM



DINING ROOM

For RAMANIYAM REAL ESTATES (P) LTD.



Authorised Signatory

PROJECT NAME : RAMANIYAM ANUGRAHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0066 / 2022



BEDROOM - 1



TOILET - 1



BEDROOM - 2



TOILET - 2

For RAMANIYAM REAL ESTATES (P) LTD.


Authorised Signatory

PROJECT NAME : RAMANIYAM ANUGRAHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0066 / 2022



BEDROOM - 3



TOILET - 3

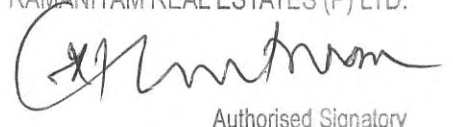


KITCHEN CUM UTILITY



BALCONY

For RAMANIYAM REAL ESTATES (P) LTD.



Authorised Signatory

PROJECT NAME : RAMANIYAM ANUGRAHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0066 / 2022

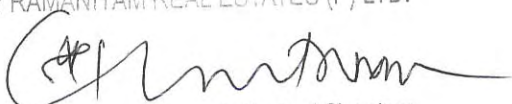


STAIRCASE LOBBY



LIFT

For RAMANIYAM REAL ESTATES (P) LTD.


Authorised Signatory



our services doesn't just end there



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.



 **empowering your real estate decisions**
with smart tools



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



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

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