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Project - Quarterly Progress Report

Promoter's Name	:	**INDIA BUILDERS (CHENNAI) LIMITED**
Project Name	:	**"NAKSHATRA"** **Block No: 92, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai- 600 040.**
Project Registration No	:	**TN/29/Building/0092/2022**
Quarter Ending	:	**DECEMBER 2023**

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	**2**	**348.38**
2.	Parking Lots	**4**	
3.	UDS Registered in Sq.m.	**2**	**167.22**

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	**1 (Only 1 Block)**	**Completed**
2.	Status of common Amenities for each Block/Tower, Item wise	--	**--**

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Net project cost in lakhs)	**4.05 Crore**

C. Details of Clearances

1. Completion Certificate No – Not applicable
2. Compliance Report, if any (Kindly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 – Not Applicable

D. Latest Photo with Date (Atleast from 2 angles) Enclosed

Site condition photos:

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/N-I/396/2022 Dated: 16-11-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 4 Floors Residential building with 6 dwelling units cum Office building at 1st Floor building at Block No.92, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai-40 comprised in S.No.41part & 42part, T.S. No.41/2, 42/1, Block No.9A of Naduvakkarai village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission in P.P. No. B/NHRB/120/2021, in letter No. PP/NHRB/N/896/2019 dated 21.04.2021 in Planning Permit No.14128.
2. Completion Certificate Application received from the applicant on 26.10.2022.
3. This office letter even no. dated .11.2022 addressed to the applicant.
4. Applicant letter dated 11.11.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. C-101738, dated 11.11.2022.
5. 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. India Builders (Chennai) Ltd, Rep by its Chairman, Mr.J.Uttam Kumar GPA of Mrs.G.Vimala & 7 others have constructed Stilt Floor + 4 Floors Residential building with 6 dwelling units cum Office building at 1st Floor building at Block No.92, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai-40 comprised in S.No.41part & 42part, T.S. No.41/2, 42/1, Block No.9A of Naduvakkarai village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/120/2021, in letter No. PP/NHRB/N/896/2019 dated 21.04.2021 in Planning Permit No.14128 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I / 368 /2022, dated: 16-11-2022**.

/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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

16/11/2022

for MEMBER-SECRETARY

16/11

Copy to:

1 M/s. India Builders (Chennai) Ltd,
Rep by its Chairman,
Mr.J.Uttam Kumar, GPA of Mrs.G.Vimala & 7 others
AA-36, 3rd Main Road, 3rd street,
Anna Nagar,
Chennai – 40.

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

TNRERA registration certificate of project Form 'C' No.TNRERA/1727/2022 and registration No.TN/29/Building/0092/2022 dated 30.03.2022. The registration shall be **valid till December 2023**.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

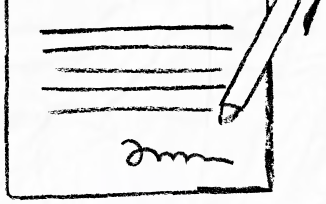
(For Refund of SD for building & DB)

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.



our services doesn't just end there

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NRI & Investment Services

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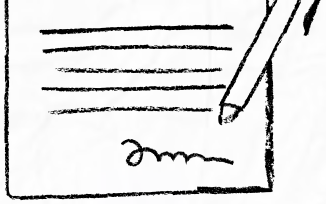
Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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