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(5)

Project - Quarterly Progress Report

Promoter's Name	:	M/S. Vijay Builders
Project Name	:	"MAJESTIC"
Project Registration No	:	TN/29/BUILDING/0308/2023
Quarter Ending	:	MARCH 2024

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)	Flat – A1 (94.59 Sq.m) Flat – B1 (64.88 Sq.m) Flat – C1 (58.22 Sq.m)	217.69 Sq.m
2.	Parking Lots	1 Lot for A1 1 Lot for B1	2 Lots
3.	UDS Registered in Sq.m.	A1 (59.63 Sq.m) B1 (43.19 Sq.m) C1 (38.54 Sq.m)	141.36 Sq.m

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block – 1 & 3 Floors Only	Completed.
2.	Status of common Amenities for each Block/Tower, Item wise	Not any specified amenities.	Completed.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial	Rs. 2,47,12,500

For VIJAY BUILDERS

V. 
Partner

C. Details of Clearances

1. Completion Certificate No. CC/WDCN14/00445/2024 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) -No- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 -No- (in PDF Format)

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

For VIJAY BUILDERS

V. 
Partner



For VIJAY BUILDERS

V. [Signature] Partner

20/03/2024 16:17



For VIJAY BUILDERS

V. [Signature] Partner



For VIJAY BUILDERS

V. [Signature] Partner



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Perungudi
Completion Certificate

25

From	To
The Zonal Officer, Greater Chennai Corporation, No.6/64, Puzhuthivakkam Main Road, Chennai - 600091	1 The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2 The Managing Director, CMWSSB, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/00445/2024

Dated: 06/03/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Block No:26, WARD:D,Plot No:4, Survey No:T.S.No.77, KARUNANITHIPURAM M.G.R.STREET,Karunanithipuram(N186),Ullagaram(N186),Thalakanancheri, Chennai, 600091 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN14/01116/2023 and BA/WDCN14/01819/2023 dated : 07/02/2023
- 2.Completion Certificate Application online registration :CC/WDCN14/00377/2024 dated :06/03/2024
- 3.This office letter vide No:CC/WDCN14/00377/2024 dated 06/03/2024
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2023-24/23684

(1) This is to certify that Thiru. Ms VIJAY BUILDERS REP BY ITS PARTNER MR V VIJAY GPA FOR MRS D SAMANTHAGAMANI has completed the construction of Residential / Commercial building at Block No:26, WARD:D,Plot No:4, Survey No:T.S.No.77, KARUNANITHIPURAM M.G.R.STREET,Karunanithipuram(N186),Ullagaram(N186),Thalakanancheri, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/01116/2023 and Building Permit No:BA/WDCN14/01819/2023 dated: 07/02/2023. The building 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.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN14/00445/2024
Dated:15/03/2024

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provision does not cover Structural Stabily aspect of the building. As far as the structural stability, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by Sundararaj A
Date: 15-Mar-2024 (19:44:30)

Zonal Officer-Perungudi
Greater Chennai Corporation

H2
Bharath

MOBILE- 9840799626
Vijay 8003@gmail.com

①

FORM - 4

ARCHITECT'S CERTIFICATE

(To be issued on Completion of each of the Building/ Block/Tower)

Date: 20.03.2024

To,

M/s VIJAY BUILDERS

No.25, 46th Street,
Nanganallur,
Chennai -600061,
Tamilnadu, India.



Subject: Certificate of Completion of Construction Work of the project "MAJESTIC" (TN RERA Registration No.TN/29/Building/0308/2023 dated 18.07.2023 situated bearing T.S.No. 77,Ward No.D, Block No.26, Plot No - 4. Demarcated by its boundaries latitude 13°03'18.4"N and longitude 80°11'46.9"E of Thalakkanancheri Village, Chennai District Land measuring 424.09 Sq.mts area being developed by VIJAY BUILDERS.

Sir,

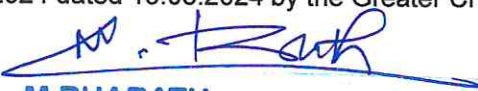
I have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of the Residential Building situated at T.S.No.77, Ward No. D, Block No.26 of Thalakkanancheri Village, Chennai District, Land Measuring 424.09 Sq.mts of area being developed by VIJAY BUILDERS.

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

- i. Mr.M.BHARATH as Architect/Engineer
- ii. Mr.P.DHIVAGAR as Structural Engineer
- iii. Mr.E.BASAKARAN as MEP Consultant
- iv. Mr.NAVAS MAIDEEN as Site Engineer

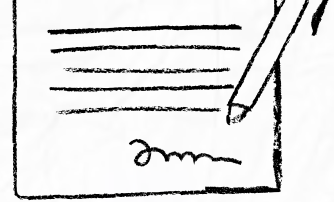
2. Based on completion certificate received from structural engineer and site supervisor and to the best of my/our knowledge, I/We hereby certify that the residential building has been completed in all aspects. The building is granted Completion Certificate bearing number CC/WDCN14/00445/2024 dated 15.03.2024 by the Greater Chennai Corporation.

Yours Faithfully,


M.BHARATH, B.E., M.Tech (Structural)
GCC Registered Engineer Grade II
RE201012019

AXIOM ENGINEERS
No.2/218, Moovarasampet Main Road,
Madipakkam, Chennai - 600 081.

Signature & Name (IN BLOCK LETTERS) of Architect/Engineer (License No)



our services doesn't just end there



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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.



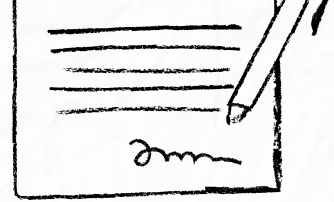
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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



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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

3/350/2 Mettukuppam,
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