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Official Property Record

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Tagros Chemicals India Private Limited
"Tagros House" No. 4, Club House Road,
Anna Salai, Chennai - 600 002. Tamil Nadu, India.
Phone : +91 44 - 4300 7300 / 4200 7400
Fax : +91 44 - 2858 7873 / 2851 7164
Web : www.tagros.com
CIN : U24294TN1992PTC024115

Project - Quarterly Progress Report

Promoter's Name	:	**M/s. Tagros Chemicals India (P) Ltd.**
Project Name	:	**CREST**
Project Registration No	:	**TN/29/Building/0495/2023 dated 22/12/2023**
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)	Nil	Nil
2.	Parking Lots	Nil	Nil
3.	UDS Registered in Sq.m.	Nil	Nil

For TAGROS CHEMICAL INDIA PVT. LTD.

Authorised Signatory

Tagros Chemicals India Private Limited
"Tagros House" No. 4, Club House Road,
Anna Salai, Chennai - 600 002. Tamil Nadu, India.
Phone : +91 44 - 4300 7300 / 4200 7400
Fax : +91 44 - 2858 7873 / 2851 7164
Web : www.tagros.com
CIN : U24294TN1992PTC024115

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Building	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**8500**

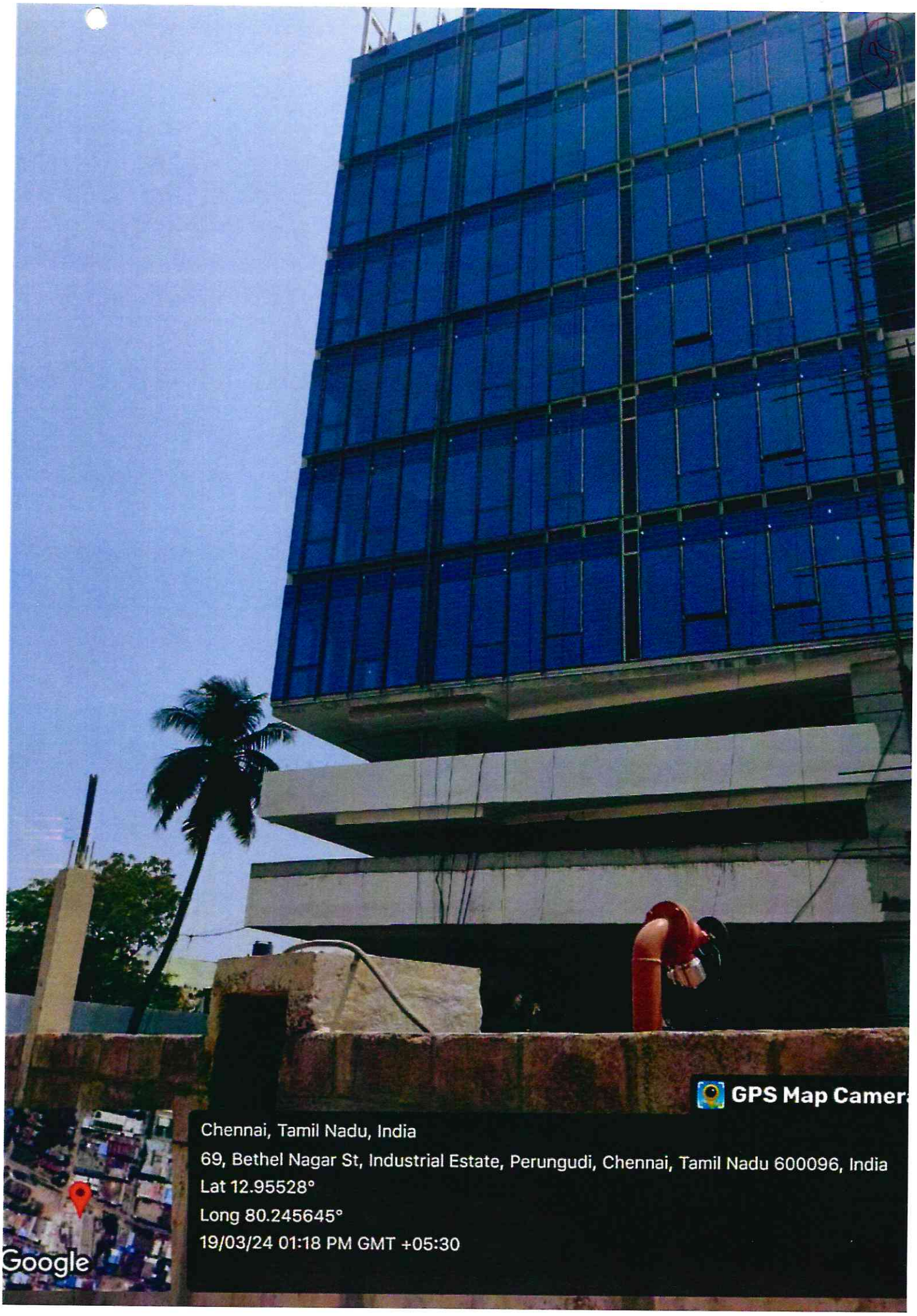
C. Details of Clearances

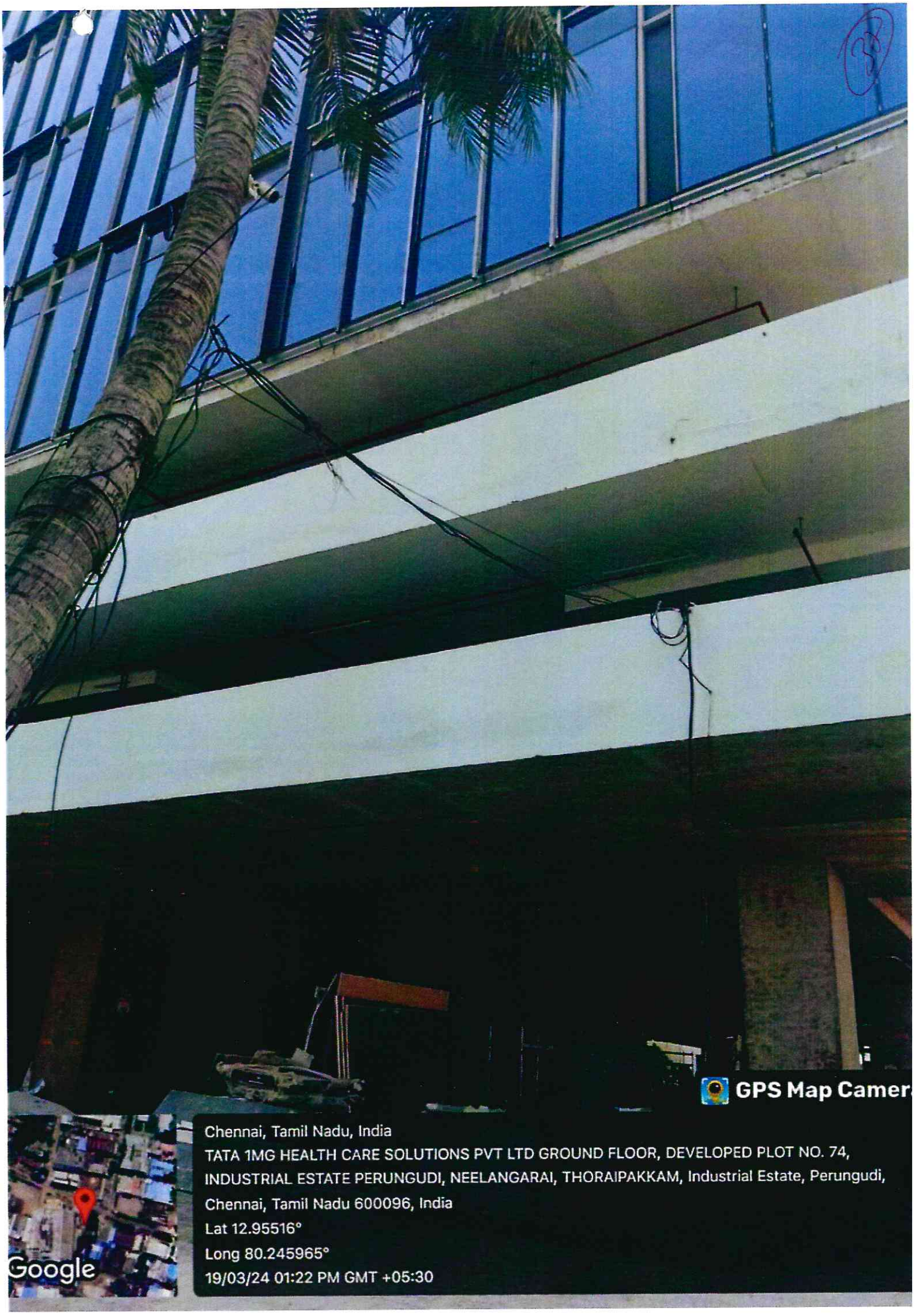
1. Completion Certificate No. **CMDA/CC/HRB/S/0461/2023 Dated: 19.01.2024** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **Nil** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **Attached** (in PDF Format)

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

For TAGROS CHEMICALS INDIA PVT. LTD.

Authorised Signatory


GPS Map Camera
Chennai, Tamil Nadu, India
69, Bethel Nagar St, Industrial Estate, Perungudi, Chennai, Tamil Nadu 600096, India
Lat 12.95528°
Long 80.245645°
19/03/24 01:18 PM GMT +05:30
Google


GPS Map Camer
Chennai, Tamil Nadu, India
TATA 1MG HEALTH CARE SOLUTIONS PVT LTD GROUND FLOOR, DEVELOPED PLOT NO. 74, INDUSTRIAL ESTATE PERUNGUDI, NEELANGARAI, THORAIPAKKAM, Industrial Estate, Perungudi, Chennai, Tamil Nadu 600096, India
Lat 12.95516°
Long 80.245965°
19/03/24 01:22 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Dp 74, Industrial Estate, Perungudi, Chennai, Tamil Nadu 600096, India
Lat 12.955202°
Long 80.245907°
19/03/24 01:08 PM GMT +05:30
Google

1924 - 2023

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/S/0461/2023 **Dated: 19.01.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 1st Floor + 2nd Floor (Parking) + 3rd Floor to 8th Floor + 9th Floor (part) IT / ITES Office use Building availing Premium FSI at Plot No.73, Industrial Estate, Perungudi, Chennai – 600 096 comprised in T.S.No.5/5, of Sevaram Village within the limit 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/HRB/51/2022/A to G dated 30.11.2022 Permit No.14571 in letter No. CMDA/PP/HRB/S/0766/2021 dated 30.11.2022.
3. TNRERA letter No. TNRERA/11285/2023 dated 22.12.2023 with Registration No. TN/29/Building/0495/2023 dated 22.12.2023.
4. Completion Certificate Application received from **M/s. Alwarpet Properties Private Limited,** represented by its Authorized Signatory Thiru.A Arul Chandrasekar, **GPA** on behalf of **M/s. Perun Industries Private Limited** vide No. CMDA/CC/HRB/S/0461/2023 dated 04.11.2023.
5. **Fire Compliance Certificate** issued by the Director, Fire and rescue Services, Tamil Nadu for the project under reference vide D. Dis No. 18175/C1/2023 CC No.92/2023 dated.07.12.2023.
6. This office DC Advice letter even No. dated 08.01.2024.
7. Applicant letter dated 10.01.2024 enclosing the remittance of Additional Development Charges, Infrastructure and Amenities Charges & Shelter Fee remitted vide CMDA Receipt No. B0024699 dated 10.01.2024.

*****

This is to certify that **M/s. Alwarpet Properties Private Limited,** represented by its Authorized Signatory Thiru.A Arul Chandrasekar, **GPA** on behalf of **M/s. Perun Industries Private Limited** has completed the construction of Stilt Floor + 1st Floor + 2nd Floor (Parking) + 3rd Floor to 8th Floor + 9th Floor (part) IT / ITES Office use Building availing Premium FSI at Plot No.73, Industrial Estate, Perungudi, Chennai – 600 096 comprised in T.S.No.5/5, of Sevaram Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded 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 Rule 20(6) Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No. EC/South-I/017/2024 dated 19.01.2024.**

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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.14).

Yours faithfully,

19/01/2024

for MEMBER-SECRETARY

19/01/24

Copy to:

1. **M/s. Alwarpet Properties Private Limited,**
   Represented by its Authorized Signatory **Thiru.A Arul Chandrasekar, GPA** on behalf of **Perun Industries Private Limited,**
   No.1, SIDCO Industrial Estate,
   Guindy, Chennai – 600 032.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA letter No. TNRERA/11285/2023 dated 22.12.2023 with Registration No. TN/29/Building/0495/2023 dated 22.12.2023 valid up to June 2024)

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. B0022364 dated 28.10.2022 for the Security Deposit has been 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 applicants are to be furnished.

CIN : U85110KA1996PTC019807
Regd Office : RSP House 30 Museum Road Bangalore 560 001

RSP

RSP DESIGN CONSULTANTS (INDIA) PVT LTD
RSP HOUSE 30 MUSEUM ROAD BANGALORE 560001 INDIA TEL: (91) 80 2559 6868 4196 6868 FAX: (91) 80 2559 6818 EMAIL: rsp@rspindia.net Website: www.rspindia.net

Our Ref: Your Ref: Date:

Date: 19th March 2024

To
M/s. Tagros Chemical India Pvt Ltd.,
"Tagros House", 4th Floor, No.4 (Old No.10),
Club House Road, Anna Salai,
Chennai - 600002.

Subject: Certificate of Completion of Construction Work of **Commercial** Building of the Project (TNRERA Registration Number **TN/29/Building/0495/2023 dated 22/12/2023**) situated on the Plot bearing Survey no./Plot no./Door No. **Plot No.73** demarcated by its boundaries (latitude and longitude of the end points) **Road** to the North **Private Land** to the South **Plot No. 102** to the East **Plot No. 72** to the West **Plot No. 74** of Division **Seevaram** Village **Sholinganallur** Taluk **Chennai** District **600096** PIN measuring **6650** sq.mts. area being developed by **M/s. Tagros Chemical India Pvt Ltd** (Promoter's Name)

Sir,

I/We **P. ELANCHEZHIYAN** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **IT/ITES Building** Building/Block/Tower **CREST** of the Building situated on the plot No./Survey no./ Door no **Plot No-73** of Division **Seevaram** Village **Sholinganallur** Taluk **Chennai** District **600096** PIN measuring **6650** sq.mts. area being developed by **M/s. Tagros Chemical India Pvt Ltd** (Promoter's Name)

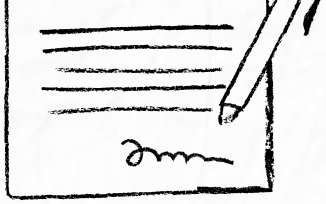
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt.**P. ELANCHEZHIYAN** as Architect/Engineer
(ii) M/s/Thiru/Tmt. **M. Purushothaman** as Structural Consultant
(iii) M/s/Thiru/Tmt. **Dr.B. Ram Prasad** as MEP Consultant
(iv) M/s/Thiru/Tmt. **S. Sudharsan** 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 hereby certify that Building/ Block of the Building has been completed in all aspects. The Building/ Block of the Building is granted Completion Certificate bearing number dated by CMDA/CC/HRB/S/0461/2023, 19/01/2024.

Yours Faithfully,

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No. CA/2003/30729
CMDA Reg. No: RA / Gr.I / 19/06/276
RSP Design Consultants (India) Pvt. Ltd.
Altius Block, Olympia Tech Park,
1 Sidco Industrial Estate, Guindy, Chennai-600 032
Email : elan@rspindia.net,
Mobile : +91 9841096099



our services doesn't just end there

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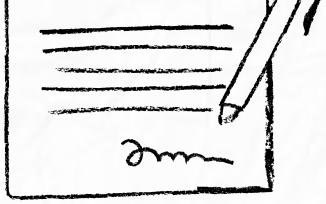
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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