

KARUPAR KARUPAR ENTERPRIZES

New No. 2, Old No. 26, 3rd Floor Dr. Nair Road, T. Nagar, Chennai - 17, Tel : 28152001, Telefax : 28151494
Project - Quarterly Progress Report

| | | |
|-------------------------|---|---|
| Promoter's Name | : | Karupar Enterprizes |
| Project Name | : | Karupar Valliappa Gardens |
| Project Registration No | : | TN/29/Building/0189/2017 dated 17/11/2017 |
| Quarter Ending | : | June Year 2021 |

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) | 3 Flat, 4563 Sq ft | 12 Flats, 18,256 sq ft |
| 2. | Parking Lots | 6 | 27 |
| 3. | UDS Registered in Sq.m. | 353.40 sq m | 1413.6 sq m |

B. Construction

| Sl. No. | Description | Block/Tower No. | Status |
|---------|--|-----------------|----------|
| 1. | Stage of construction of each Block/Tower, Floor wise | Block A & B | Enclosed |
| 2. | Status of common Amenities for each Block/Tower, Item wise | Block A & B | Enclosed |

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

C. Details of Clearances

1. Completion Certificate No. C.C.No EC/SOUTH-I/213/2020 dated 28-11-2020
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

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

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

Jeevan & Associates

Architects

68/1, (Old 70/1), P.C. Hostel Road, Chetpet,
Chennai - 600 031. O: 044 - 26420637 / 044 - 26430037
E : jeevanarch@vsnl.net / jeevanarch@gmail.com

FORM 4

ARCHITECT'S CERTIFICATE (TO BE ISSUED ON COMPLETION OF EACH OF THE BUILDING/BLOCK/TOWER)

Date: 13/07/2021

To
M/s.Karupar Enterprizes
New No.2, Old No.26
Third Floor, Dr.Nair Road
T.Nagar, Chennai - 600 017.

Sub: Certificate of Completion of Construction work of the Proposed Residential Building A & B Blocks of the Building of the project (TNRERA Registration No.TN/29/Building/0189/2017 dated 17.11.2017) situated on the Plot bearing Survey No.3593/6 demarcated by its boundaries (Latitude & Longitude of the end points) R.S. No. No.3593/1 Building known as Balachander Visranthi Flats to the North, R.S. No3593/6 flats belonging to moopanar family to the South, Warren Road (presently known as Bakthavathsalam Street) to the East, R.S. No.3594 properties situated on the Anandpuram Road off Dr.Ranga Road to the West of Division 123 Village: Mylapore, Taluk: Mylapore, District: Chennai, PIN: 600004 measuring 2112.48 Sq.Mts. area being developed by M/s.Karupar Enterprizes, Chennai.

-oOo-

Sir,

We JEEVAN & ASSOCIATES have undertaken the assignment as an Architect of Certifying Completion of Construction work of Block A & Block B of the proposed Residential Building situated on Survey No.3593/6 of Division 123, Mylapore Village, Mylapore Taluk, Chennai District, PIN - 600004 measuring 2112.48 Sq.Mts. area being developed by M/s.Karupar Enterprizes, Chennai.

2. Following Technical Professionals are appointed by the Promoter:

- (i) M/s.Jeevan & Associates as Architects.
- (ii) Thiru. C. Kannan as a Structural Consultant.
- (iii) Thiru. H. Ethiraj as MEP Consultant.
- (iv) Thiru. P. Kannan as a Site Supervisor.

Contd.... 2 ...


V. JEEVAN, B.Arch., F.I.A.A.,
CMDA No: RA/Gr.I/19/03/124
GCC No: RA100292019
68/1, P.C. Hostel Road,
Chetpet, Chennai - 600 031.
E-mail: jeevanarch@gmail.com
Mobile: +91 9841008877

3. Based on the Completion Certificate received from the Structural Engineer & Site Supervisor and to the best of our knowledge, we hereby certify that the Proposed Residential Building of Block A & Block B has been completed in all aspects. The Proposed Residential Building of Block-A & Block-B is granted Completion Certificate bearing No.**EC/South-I/ 213/2020** dated **28/11/2020** by Chennai Metropolitan Development Authority.

Thanking you,

Yours faithfully,



V. JEEVAN

V. JEEVAN, B.Arch., F.I.A.A.,
CMDA No: RA/Gr.I/19/03/124
GCC No: RA100292019
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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, TNEB, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road, Chintadripet, Chennai-600 002. |

Letter No. CMDA/CC/NHRB/S/0115/2020

Dated: 28-11-2020

Sir/ Madam,

- Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Group Development of Block A & B: Stilt + 4 floors residential building with (4+8) = 12 dwelling units at Old Door No.35, New Door No.30, Warren Road (Presently Bakthavatchalam Street), Mylapore, Chennai 600 004 comprised in R.S. No.3593/6, Block No.71 of Mylapore village, within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.
- Ref: 1) CMDA Planning Permission No. B/Spl.Bldg/248/2017 Permit No.11493 in letter No. B2/8659/2017 dated 30.08.2017
2) Completion Certificate Application from Thiru K.R. Ramaswamy, GPA for V. Subbiah & 5 Others dated 20.10.2020
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017845 dated 12.11.2020.

This is to certify that Thiru K.R. Ramaswamy, GPA for V. Subbiah & 5 Others have constructed Group Development of Block A & B: Stilt + 4 floors residential building with (4+8) = 12 dwelling units at Old Door No.35, New Door No.30, Warren Road (Presently Bakthavatchalam Street), Mylapore, Chennai 600 004 comprised in R.S. No.3593/6, Block No.71 of Mylapore village, within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg/248/2017 Permit No.11493 in letter No. B2/8659/2017 dated 30.08.2017. 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.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 213 /2020 dated 28-11-2020.

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.

Yours faithfully,

[Handwritten Signature]
28/11/2020

for MEMBER-SECRETARY

[Handwritten Signature]
28/11/2020

Copy to:

1. Thiru K.R. Ramaswamy
GPA for V. Subbiah & 5 Others
No.26, Dr. Nair Road
T. Nagar
Chennai 600 017
2. The Chairperson, (TNRERA Regn. No.TN/29/Building/0189/2017 in file
TNRERA, No.TNRERA/492/2017 dated 17.11.2017)
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA Board)
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.







