

Project - Quarterly Progress Report

Promoter's Name	:	M/S. STEPSSTONE PROMOTERS PVT LTD
Project Name	:	VIKTAA
Project Registration No	:	TN/02/Building/0089/2017
Quarter Ending	:	December - 2019

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)	24	25209Sq.ft
2.	Parking Lots	24	CCP
3.	UDS Registered in Sq.m.	24	25209Sq.ft

B. Construction

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

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

M/s. StepsStone Promoters Pvt. Ltd.

Regd Office : No. 1/1 Sakthi Nagar, 2nd Street, Choolaimedu, Chennai - 600094. Ph : 044 - 4354 0080.

E-mail : info@stepsstone.net | www.stepsstone.net

C. Details of Clearances

1. Completion Certificate No. **EC/Central-I/309/2019, Dated; 09.12.2019**
2. Compliance Report, if any (Kindly Specify) **submitted**
3. Annual Audit Report of Special Account in Form 7 - **Attached**

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

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

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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 Commissioner
 Villivakkam Panchayat Union
 Villivakkam, Chennai
- 2) The Chairman, TANGEDCO,
 Anna Salai, Chennai-600 002

Letter No.EC/C-I/12189/2016

Dated: 09-12-2019

Sir,

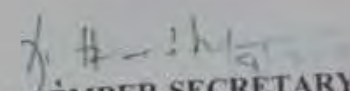
- Sub:** CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt + 3 floors + 4th Floor (Part) Residential building with 37 Dwelling Units comprised in S.No.75/2A2 & 3B of Vanagaram Village within the limit of Villivakkam Panchayat Union, Chennai - Completion Certificate – Issued – Reg.
- Ref:**
1. CMDA Planning Permission No.B/Spl.Bldg./154 A to D/2016, in Letter No.BC1/16269/2014, dated 28.07.2016, Planning Permit No.9592
 2. Your CC application in letter dated 19.11.2019
 3. This office letter even no. dated 04.12.2019 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0015093, dated 05.12.2019.

This is to certify that **Thiru H.B. Gopikrishnan (GPA) GPA of V. Raju** have constructed of Stilt + 3 floors + 4th Floor (Part) Residential building with 37 Dwelling Units comprised in S.No.75/2A2 & 3B of Vanagaram Village within the limit of Villivakkam Panchayat Union, Chennai sanctioned in Planning Permission No.B/Spl.Bldg./154 A to D/2016, in Letter No.BC1/16269/2014, dated 28.07.2016, Planning Permit No.9592. 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 C.C.No.EC/Central-I / 309 /2019, dated: 09-12-2019.

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.

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

1. **Thiru H.B. Gopikrishnan (GPA)**
GPA of V. Raju
No.G-112, 9th Street
Anna Nagar East
Chennai - 600 102
2. The Chairperson, TNRERA
CMDA - Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
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.