

Project - Quarterly Progress Report

Promoter's Name	:	Kgeyes Residency Private Limited
Project Name	:	7th Avenue
Project Registration No	:	TN/29/Building/0128/2019 dt.29.08.2019
Quarter Ending	:	(December) Year 2020

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	Flat 3A – 106.53 sqm Flat 3B – 101.80 sqm Flat 3C – 105.07 sqm Flat 4A – 106.53 sqm Flat 4B – 101.80 sqm 5 Flats – 521.73 sqm	1104.74 sq.m
2.	Parking Lots	Covered 5 Nos.	Covered 8 Nos. Open 1 No.
3.	UDS Registered in Sq.m.	313.34 sq.m	663.14 sq.m

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Project Cost as of 31.12.2020)	Rs.172.69 lakhs

C. Details of Clearances

1. Completion Certificate No.EC/S-I/4969/2019 dt. 03.07.2019
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 enclosed

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

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



CHETTINAAD DESIGN

Architecture | Interior Design | Master Planning

FORM-4

ARCHITECT CERTIFICATE

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

Date: 30 September 2020

To
M/s. Kgeyes Residency Private Limited
No.10, 2nd Cross Street,
R.A.Puram,
Chennai - 600028

Subject: Certificate of Completion of Construction Work of Stilt floor + 4 floors Garment industries cum Residential Building of the Project (TNRERA Registration Number **TN/29/BUILDING/0128/2019**) situated on the Plot bearing O.S No. 154/2A part, T.S.No 95, Block No.54, Door No. 1, 7th Avenue, Besant Nagar, Chennai, demarcated by its boundaries (latitude and longitude of the end points) 23.30 mts to the North 22.80 mts to the South 27.80 mts to the East 30.20 mts to the west of Division Thiruvanmiyur Village, Mylapore-Triplicane Taluk, Chennai District PIN 600090 measuring 692.12 sq.mts. area being developed by **M/s. Kgeyes Residency Private Limited** of FSI area 992.75 Sq.Mts

Sir,

We Chettinaad design have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Stilt floor + 4 floors Garment industries cum Residential Building of the Project (TNRERA Registration Number **TN/29/BUILDING/0128/2019**) situated on the Plot bearing O.S No. 154/2A part, T.S.No 95, Block No.54, Door No. 1, 7th Avenue, Besant Nagar, Chennai, Thiruvanmiyur Village, Mylapore-Triplicane Taluk, Chennai District PIN 600090 measuring 692.12 sq.mts. area being developed by **M/s. Kgeyes Residency Private Limited** of FSI area 992.75 Sq.Mts

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

- (i) **Mr. K.Raja** as Architect / Engineer
- (ii) **Mr. P.Raman** as Structural Consultant
- (iii) **Mr. P.Subramani** as Site Supervisor/clerk of works

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Stilt + 4 floors Garment industries cum Residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number **C.C. No.EC/South-I/4969/2019** dated 03-07-2019.

Yours Faithfully,

K. RAJA, B.E.

LICENSED SURVEYOR No. 1546 - class I
CORPORATION OF CHENNAI

Door No. 31/14 II Floor Cenotaph Road I Street
Alwarpet Chennai - 600 018.

SKANDHAS, 31/14 Cenotaph Road 1st Street, Alwarpet, Chennai - 600 018.

Phone: +91 44 49 49 65 65, 24 35 02 04, 24 31 43 30

Mail : info@chettinaaddesign.com / chettinaaddesign@yahoo.com Web : www.chettinaaddesign.com

KGEYES

எச்.டி.எஃப்.சி பேங்க்
HDFC BANK
Besant Nagar Branch

எச்.டி.எஃப்.சி பேங்க்
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Smart Super Branch

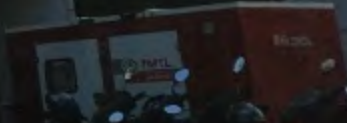
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

COMPLETION CERTIFICATE

From	To
The Principal Secretary / 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.EC/S-I/4969/2019

Dated: 03-07-2019

Sir/ Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed construction of Stilt Floor + 4 Floors Garment Industries (Textiles) / Residential use Building with 6 Dwelling Units at Door No.1, 7th Avenue, Besant Nagar, Chennai - 600 090 comprised in Old S.No.154/2A part, New T.S. No.95, Block No.54 of Thiruvanmiyur Village within Greater Chennai Corporation limit - Completion Certificate - Issued - Reg.

Ref: 1) CMDA Planning Permission No.B/Spl.Bldg../31/2016 Permit No.9469 in letter No.B2/14133/2015 dated 09.02.2016
2) Completion Certificate Application from M/s. KGEYES Residency Private Limited. GPA for Thiru M. Selvaganapathy dated 27.03.2018
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0012658 dated 03.07.2019

This is to certify that M/s. KGEYES Residency Private Limited, GPA for Thiru M. Selvaganapathy have constructed Stilt Floor + 4 Floors Garment Industries (Textiles) / Residential use Building with 6 Dwelling Units at Door No.1, 7th Avenue, Besant Nagar, Chennai - 600 090 comprised in Old S.No.154/2A part, New T.S. No.95, Block No.54 of Thiruvanmiyur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg../31/2016 Permit No.9469 in letter No.B2/14133/2015 dated 09.02.2016. 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/180/2019 dated 03-07-2019.

p.t.o.,

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,


for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

Copy to:

1. M/s. KGEYES Residency Private Limited
GPA for Thiru M. Selvaganapathy,
No.10, 2nd Cross Street, R.A. Puram, Chennai - 600 028
2. The Chairperson, TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008
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 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