

## Project - Quarterly Progress Report

Promoter's Name	:	<b>Ruby Builders &amp; Promoters</b>
Project Name	:	<b>"Ruby Dakshin"</b>
Project Registration No	:	<b>TN/01/Building/0487/2020 Dated 31/12/2020</b>
Quarter Ending	:	<b>June 2023</b>

### 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)	SOLD OUT	11,734.8
2.	Parking Lots	90	
3.	UDS Registered in Sq.m.	119 Nos Registered	5,110.39

### B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	<b>100 %</b>
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	30,96,52,240.00

### C. Details of Clearances

1. **Completion Certificate No. CMDA/CC/NHRB/S/0077/2023**
2. Compliance Report, if any: **NA**
3. Annual Audit Report of Special Account in Form **ATTACHED**

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

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)"

BUILDERS & PROMOTERS

*G. V. S. Lakshmi*

Authoriser



# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



## BY RPAD

## 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 Chairman, TANGEDCO,  
Anna Salai, Chennai-600 002.
- 2) The Commissioner,  
St.Thomas Mount Panchayat Union,  
@Chitlapakkam, Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0077/2023

Dated:10.05.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Group Development comprising of 2 Blocks; Block-1 consisting of Stilt Floor + 5 Floors Residential Development with 70 Dwelling Units and Block-2 consisting of Stilt Floor + 5 Floors Residential Development with 50 Dwelling Units totally 120 Dwelling Units affordable housing at S.No.231/2B2, 231/2B1A, 231/2B1B of Agaramthen Village, within the Limits of St.Thomas Mount Panchayat Union – 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 vide No.B/NHRB/361 A to D/2020, dated 03.11.2020 in Planning Permit No.13730 in letter No.PP/NHRB/S(B2)/0197/2020 dated 03.11.2020.
  3. Completion Certificate Application received from Ruby Builders & Promoters, Rep by its Partner Thiru.R.Manoharan on 01.03.2023.
  4. This office D.C.Letter even No. dated 11.04.2023.
  5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.C102047 dated 13.04.2023.

\*\*\*\*\*

This is to certify Ruby Builders & Promoters, Rep by its Partner Thiru.R.Manoharan has Completed Construction of Group Development comprising of 2 Blocks; Block-1 consisting of Stilt Floor + 5 Floors Residential Development with 70 Dwelling Units and Block-2 consisting of Stilt Floor + 5 Floors Residential Development with 50 Dwelling Units totally 120 Dwelling Units affordable housing at S.No.231/2B2, 231/2B1A, 231/2B1B of Agaramthen Village, within the Limits of St.Thomas Mount Panchayat Union Planning Permission in the reference 2<sup>nd</sup> 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 Annexure XXIII of TNCDBR, 2019.

PROMOTERS

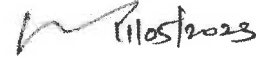
Contd.  
C.V. Shankar  
Authorised Signatory

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 136 /2023 dated 10.05.2023.

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1<sup>st</sup> cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

 11/05/2023

for MEMBER-SECRETARY

11/05/2023

**Copy to:**

1. Ruby Builders & Promoters,  
Rep by its Partner Thiru.R.Manoharan  
Plot No.247 B, Velachery Main Road,  
Selaiyur,  
Chennai-600 073.
2. The Chairperson,  
TNRERA,  
CMDA Tower-II, 1<sup>st</sup> Floor, Egmore,  
Chennai - 600 008.  
(TNRERA Project Registration  
Certificate No.TN/01/Building/0487/  
2020, in file No.TNRERA/ 6788/2020,  
dt.31.12.2020, valid till January 2025)
3. The Deputy Financial Analyst  
Finance Division, CMDA.  
(For Refund of Security Deposit for  
Building, Display Board and Septic  
Tank)
4. The System Analyst, Computer Cell, CMDA  
(to update Webpage).

**Note:**

- (i) The Original Cash Receipt No.B0017405, dated 24.09.2020 for the payment of Security Deposit has been surrendered for refund by the applicant.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

**SITE PHOTO**



For RUBY BUILDERS & PROMOTERS

*C. Mohini*  
13/07/22  
Authorised Signatory





For RUBY BUILDERS & PROMOTERS

*G. Rubin*  
Authorised Signatory