

Project - Quarterly Progress Report

Promoter's Name	:	VENCER PROJECTS
Project Name	:	VENCER PALATINE
Project Registration No	:	TN/29/Building/0044/2021 dt 09/02/2021
Quarter Ending	:	(March / June / September / September) Year 2023

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)	75	9,899.70
2.	Parking Lots	75	
3.	UDS Registered in Sq.m.	73	2,964.70

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block A – Block B -	<p>All Roofs along with Head Room concrete, Block Work & both Internal & External Plastering have completed fully / STP Completed / Tank completed / Staircase Granite Laying & 1st coat painting work is completed / Fire Sprinklers Pressure Testing Work is completed / Fire Compliance Certificate Obtained / Project Completion Certificate Obtained.</p> <p>All Roofs Concrete, Block Work, Internal & External Plastering have completed Fully for 13 Floors /Painting: External primer and texture completed & Internal painting have been completed / Flooring: 100% completed /Electrical: Concealed Electrical work</p>

			and wiring 100% completed / Plumbing: Concealed & External plumbing work 100% completed / Joineries – Windows & Doors Fixing 100% completed / Staircase Handrail fixing 100% completed / Fire Compliance Certificate Obtained / Project Completion Certificate Obtained
2.	Status of common Amenities for each Block/Tower, Item wise		WTP, STP, Fire Tank & UG Sump water proofing completed / compound wall civil work completed / Cable & Strom water trench completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs) 5600 lakhs	95%

C. Details of Clearances


1. Completion Certificate No.CMDA/CC/HRB/C/328/2023
2. Compliance Report, if any (Kindly Specify) **Nil** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 NA (in PDF Format)

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

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



For VENCER PROJECTS


Partner



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 Managing Director, CMWSSB,
No.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/C/328/2023

Dated: 14.09.2023

Sir / Madam,

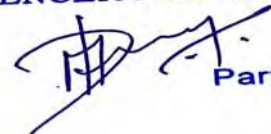
Sub: CMDA – Enforcement Cell (Central - I) – Completed construction of Combined extended Basement floor for Block – A & Block – B; Block A: Ground floor + 3 Floors – Commercial Retail Building; Block – B: Stilt floor + 13 floors – Residential Building with 102 Dwelling units at S.No. 449/1B7A, 1B7B & 2A of Maduravoyal Village, Arcot Road within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P.No. C/PP/MSB/50 (A to E)/2019, in Planning Permit No: 11991 in letter No. C3(N)/4503/2017 dated 18.11.2019.
 2. TNRERA Registration No. TN/29/Building/0044/2021, dt 09.02.2021 in Letter No. TNRERA/0070/2021 valid till 15.09.2023.
 3. Compliance certificate issued by DF&RS in D. Dis. No.8255/C1/2023, C.C. No.44/2023 dated 12.06.2023.
 4. Completion Certificate Application received from M/s.Vencer Projects (GPA Holder for Thiru. K.Ravi & Tmt. V.Devapriya) Rep by its Authorised Signatory Thiru. Diwakar Narasiman, on 19.07.2023
 5. This office D.C. advice Letter even No. dated 08.09.2023.
 6. The applicant letter dated 12.09.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024161 dated 12.09.2023.
 7. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that M/s.Vencer Projects (GPA Holder for Thiru. K.Ravi & Tmt. V.Devapriya) Rep by its Authorised Signatory Thiru. Diwakar Narasiman have constructed Combined extended Basement floor for Block – A & Block – B; Block A: Ground floor + 3 Floors – Commercial Retail Building; Block – B: Stilt floor + 13 floors – Residential Building with 102 Dwelling units at S.No. 449/1B7A, 1B7B & 2A of Maduravoyal Village, Arcot Road within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 1st 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 as per TNCDBR rules, 2019.

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For VENCER PROJECTS


Partner

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I/ 293 /2023 dated 14.09.2023.

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 7th cited (Already indicated in the Planning permission approval letter in Sl. No. 14).

Yours faithfully,

S. Prishvina
14/09/23
for MEMBER-SECRETARY
14/9/2023

Copy to:

1. M/s. Vencer Projects
(GPA Holder for Thiru. K.Ravi & Tmt. V.Devapriya)
Rep by its Authorised Signatory
Thiru. Diwakar Narasiman,
No. 4/12, Samayapuram, Main Road, Samayapuram,
Kambakkam, Porur,
Chennai – 600 116.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA Registration No. TN/29/Building/0044/2021, dt 09.02.2021 in Letter No. TNRERA/0070/2021 valid till 15.09.2023)

(For Refund of Security Deposit for Building and Display Board)

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate

For VENCER PROJECTS
[Signature]
Partner