

Project - Quarterly Progress Report

Promoter's Name	:	Yashrey & Just Rental Holdings LLP
Project Name	:	TIL Park
Project Registration No	:	TN/29/Building/0308/22 dated 16.08.2022
Quarter Ending	:	December 2022

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)	-	-
2.	Parking Lots	-	-
3.	UDS Registered in Sq.m.	-	-

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Single Block	Power, Water and Sewage connections obtained

Sl.No.	Description	Percentage
1.	Percentage of Completion	100%
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	4927.6

C. Details of Clearances

1. Completion Certificate No. EC/Central-I/300/2022 dated 17th September 2022
2. Annual Audit Report of Special Account in Form

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

SITE PHOTO



FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 20.01.2023

To,

M/s. Yashrey & Just Rental Holding LLP
Plot No.50/1, Basement
Cathedral Road, Gopalapuram,
Chennai – 600 086.

Subject: Certificate of Completion of Construction Work of Commercial Building/ Single Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0308/2022 Dated: 16.08.2022) situated on the Plot bearing Door No.727, Survey No :32/16, 32/19, 32/20 of Block No. 5 & R.S. No. 35/159, 35/161 of Block No:6, Division:111, Nungambakkam Village, Egmore Taluk, Chennai District, 600006.measuring 6982.37Sq.mts.area being developed by Yashrey & Just Rental Holding LLP

Sir,

I A.VENKATAKRISHNAN have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Commercial Building, Single Block of the Building situated on the Door No.727, Survey No 32/16, 32/19, 32/20 of Block No. 5 & R.S. No. 35/159, 35/161 of Block No:6 of Division 111, Nungambakkam Village, Egmore Taluk, Chennai District, 600006 measuring 6982.37Sq.mts. Area being developed by Yashrey & Just Rental Holding LLP

Following technical professionals are appointed by M/s Yashrey & M/s Just Rentals LLP:

- (i) Mr. Alex Jacob as Structural Consultant
- (ii) M/s. Madras Electrical Consultants, M/s D&R Associates and Mr.Vaidhyanathan as MEP Consultants for the Project
- (iii) Mr. Murugan for Site Supervision

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, we hereby certify that Commercial Building /Single Block of the Building has been completed in all aspects. The Commercial Building Single Block of the Building was granted Completion Certificate bearing number EC/Central-I/300/2022 dated 17.09.2022 by CMDA

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) OF L.S/ Architect (License No.....

A.VENKATAKRISHNAN, B.Arch.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457





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 Managing Director,
CMWSSB, No.75, Santhome High Road,
MRC Nagar, R.A. Puram
Chennai-600 028

Letter No. CMDA/CC/NHRB/C/0315/2022

Dated: 17-09-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction consists of Basement Floor + Ground Floor (Part) / Stilt Floor (Part) + 4 Floors Office (Commercial) Building availing Premium FSI at No.727, Pathari Road, Anna Salai, Thousand Lights, Chennai – 600 006 comprised in R.S. No.32/16, 32/19 & 32/20 of Block No.5 & R.S. No.35/159, 35/161 of Block No.06 of Nungambakkam Village Within the Limit of Greater Chennai Corporation. – Completion Certificate - Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No.PP/NHRB/125 /A to D/2021 in Letter. No. PP/ NHRB /C/592/2020, dated 26.04.2021, Planning Permit No.14133.
 2. Completion Certificate application through online dated 18.08.2022.
 3. TNRERA Registration No.TN/29/Building/0308/2022 in Letter. No. TNRERA/11408/2022, dated 16.08.2022, valid upto October 2022.
 4. This office letter even No., dated 09.09.2022 addressed to the applicant.
 5. Applicant letter dated 14.09.2022.
 6. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0022135,dated 12.09.2022.
 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. Yashrey & Just Rental Holding LLP** have constructed Basement Floor + Ground Floor (Part) / Stilt Floor (Part) + 4 Floors Office (Commercial) Building availing Premium FSI at No.727, Pathari Road, Anna Salai, Thousand Lights, Chennai – 600 006 comprised in R.S. No.32/16, 32/19 & 32/20 of Block No.5 & R.S. No.35/159, 35/161 of Block No.06 of Nungambakkam Village within the limits of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited 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 /300/2022, dated: 17-09-2022.**

//p.t.o//

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 7th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

for **MEMBER-SECRETARY**

AB
17.9.22

8/20/22
17.9.2022

Copy to:

1. **M/s. Yashrey & Just Rental Holding LLP**
Plot No.50/1, Basement
Cathedral Road, Gopalapuram
Chennai
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 Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No. No. B0018731, dated 04.03.2021)
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.