

Project-Quarterly Progress Report

Promoter's Name	:	M/s. Sabari Foundations and Construction (India) Private limited
Project Name	:	"SABARI SATTVA"
Project Registration No	:	TN/29/Building/0145/2019, dated 27.12.2019
Quarter Ending	:	September 2021

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	1B,2B, 3B, 4B, 5A	5	5661 Sq.ft

B. Construction

SNO	PROJECT REGISTRATION NO.	NAME AND ADDRESS OF THE APPLICANT	Stage of Construction as on 30 th September, 2021
	TN/29/Building /0145/2019 dated: 27/12/2019	M/s. Sabari Foundations and Construction (India) Private limited As Power Agent New No : 9 (Old No: 78), AH- Block, 5th Street, Shanti Colony, Anna Nagar, Chennai - 600 040,	1) Internal & External Plastering completed. 2) UPVC window installation completed. 3) Internal plumbing works completed. 4) Sewage line work completed. 5) Internal Pre final Painting coat nearing completion. 6) Terrace weathering course completed 7) Tiles work completed 8) Doors fixing work completed 9) Electrical wiring completed 10) Door polishing work in progress 11) Lift installation work is completed. DG erection nearing completion 12) External pre final painting work is completed 13) solar provision, Fire fighting UG Sump, STP sump, Metro water and sewerage connection works are completed 14) Security room, Drivers rest room, C/wall, Car parking finishing, Entrance Gates and facades are completed Expected completion date - 31.12.2021

: 2 :

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated project cost in Lakhs)	13,20,280/-

C. Details of Clearances

1. Completion Certificate ... As attached
2. Compliance Report if any (kindly specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 - As attached
4. Architect Certificate Form 4AS attached

D. Latest Photo with Date (Atleast from 2 Angles) - As attached

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



Kharche
& Associates

FORM-4
ARCHITECT'S CERTIFICATE

Date : 06/07/21

To

M/s. Sabari Foundations and Construction (India) Pvt. Ltd.,
As Power Agent
New No.9 (Old No.78), AH-Block,
5th Street, Shanti Colony,
Anna Nagar, Chennai – 600 040.

Sub : Certificate of Completion of Construction Work of Residential Building consisting of Single Block Project approved vide TNRERA Registration Number TN/29/BUILDING/0145/2019 at Plot bearing No. 40, Riverview Colony, Ganga street comprised in New S.No124/2F, Manapakkam Village, Presently Alandur Taluk, Kancheepuram District, Tamil Nadu, demarcated by its boundaries (latitude and longitude of the end points) bonded on the North by: Plot No. 41, South by : 30 Feet Road, East by: 24 Feet Road, West by : Plot No. 39, measuring 1 Ground and 2050 Sq.ft. (i.e. 4450 Sq.Ft.) situated within the Registration District of Chennai South and Sub-Registration District of Chennai South, Joint – I being developed by M/s. Sabari Foundations and Construction (India) Pvt. Ltd.

Sir,

1. I, PRASHANTH. S. KHARCHE, (M/s. Kharche & Associates), ARCHITECTS have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the Residential Building of the subject property being Single Block Building Plot bearing No. 40, Riverview Colony Ganga street comprised in New S.No124/2F, Manapakkam Village, Presently Alandur Taluk, Kancheepuram District, Tamil Nadu, developed by M/s. Sabari Foundations and Construction (India) Private Limited as PA holder of the owner.
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)
 - i. Mr. PRASHANTH. S. KHARCHE : Architect
 - ii. Mr. ERA. ELANGO : Structural Consultant
 - iii. Mr. R.G. SALIL : Electrical & Plumbing Consultant as MEP Consultant
 - iv. Mr. B. GOVINDARAJAN : Site Supervisor
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, we hereby certify that Residential Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number EC/Central-II/112/2021 dated 27.04.2021 by Chennai Metropolitan Development Authority Competent Authority.

Yours faithfully

PRASHANTH S KHARCHE

B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA / 2004 / 33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA / Gr. I / 19/03/091 Dt. 18.03.2019
Reg. No. CGLRGN / RA / Gr. I / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

info@kharche.com

+ 91 (0) 44 2829 1291/ 3874/ 3261

20 shaffee mohamed road, chennai 600 006

www.kharche.com



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/069/2021

Dated: 27-04-2021

Sir,

Sub: CMDA – Enforcement Cell (Central -II) – Completed construction of Stilt floor + 4 floors + 5th floor (part) residential building with 9 dwelling units at Plot No.40, Ganga Street, River View Colony, Manapakkam, Chennai comprised in Old S.No.124/2 as per patta, New S.No.124/2F in Manapakkam village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/NHRB/168/2019 Permit No.12851 in letter No. PP/SB/S(B2)/335/2019 dated 24.07.2019
 2. Your Completion Certificate application through online dated 09.03.2021.
 3. TNRERA project registration certificate TN/29/Building /0145/2019 in letter No.TNRERA/4576/2019 dated 25.9.2019, Extension till 31.12.2021 vide Lr.No.TNRERA/5924/2019 dated 27.12.2019.
 4. This office letter even no. dated 15.04.2021 addressed to the Applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0019039 dated 19.04.2021.
 6. 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. Sabari Foundation and Construction (India) Pvt. Ltd., Authorised Signatory Th. N.S.V. Shanmugam have constructed of Stilt floor + 4 floors + 5th floor (part) residential building with 9 dwelling units at Plot No.40, Ganga Street, River View Colony, Manapakkam, Chennai comprised in Old S.No.124/2 as per patta, New S.No.124/2F in Manapakkam village, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No. B/NHRB/168/2019 Permit No.12851 in letter No. PP/SB/S(B2)/335/2019 dated 24.07.2019. 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-II / 112 /2021, dated: 27-04-2021.

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 6th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

P. Arumugam
27/4/2021

for MEMBER-SECRETARY

A
27/4/21

Copy to:

- 1 M/s. Sabari Foundation and Construction (India) Pvt. Ltd.
Authorised Signatory Th. N.S.V.
Shanmugam
New No.9, Old No.78
AH Block, 5th Street
Sahnthi Colony
Anna Nagar, Chennai 600 040
- 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)

(TNRERA project registration certificate
TN/29/Building/0145/2019 in letter
No.TNRERA/4576/2019 dated 25.9.2019,
Extension of project registration valid up to
31.12.2021 vide TNRERA letter
No.TNRERA/5924/2019 dated 27.12.2019)

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.



Front Elevation



Front Elevation - 1

