

PROJECT – QUARTERLY PROGRESS REPORT

Promoter's Name	:	SAGAS CONSTRUCTIONS
Project Name	:	SAGAS VENUS POINT
Project Registration No.	:	TN/29/Building/0140/2019
Quarter Ending	:	March - 2021

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)	S 1 -1976.38 (Carpet Area) F1 – 1976.38 (Carpet Area) S3 – 1329.64 (Carpet Area)	6707 sqft. Saleable Area
2	Parking Lots	6	6
3	UDS Registered in Sq.m	1169+1169+790	3128 sqft

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	NIL

Sl.No.	Description	Percentage
1	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	56 Lakhs

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0117/2020 DT: 01.12.2020 (CC Attached)

2. Architect Certificate Form 4 Attached

3. Annual Audit Report of Special Account in Form 7 Attached

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

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 15.04.2021

To

Sagas Constructions
No.3C, 3rd Street, Dr. B.N.Road,
T.Nagar, Chennai – 600 017.

Subject: Certificate of Completion of Construction Work of **SAGAS VENUS POINT** Building/ **SINGLE** Block of the Building of the Project (TNRERA Registration Number **TN/29/Building / 0140 / Dt: 13.09.2019** situated on the Plot Nb4 bearing Survey no.R.S.No.1579/36 Block No .32 of Mylapore Village demarcated by its boundaries (latitude and longitude of the end points) _____ to _____ the North to the South 20.15 to the East 36.50 to the west of Division Mylapore Village Teynampet, Chennai District PIN,600 018 measuring 771.50 sq.mts. area being developed by **SAGAS CONSTRUCTIONS**

Sir,

I/w _____ have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building at Flot No. 4, Door No. 64/10, Sriman Srinivasan Road, Teynampet, Chennai – 600 018. R.S.No. 1579/36, Block No. 32 of Mylapore Village 771.50 sq.mts. area being developed by (Promoter's Name)

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

- (i) M/s/Thiru/Tmt. G.SIVASANKARI as Architect/Engineer
(ii) M/s/Thiru/Tmt. M.VENKATASUBBA RAO as Structural Consultant
(iii) M/s/Thiru/Tmt. _____ as MEP consultant
(iv) M/s/Thiru/Tmt. A.GULAB BASHA as Site Supervisor/clerk of works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **SAGAS VENUS POINT** Building/ Block of the Building has been completed in all aspects. The Sagas Venus Point, the Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0117/2020** dated **01/12/2020** by **CMDA** (competent Authority) .

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No RA/Gr-II /19/03/002)

Sivasankari
Mrs. G.SIVASANKARI
Registered Architect
Gr-II (RA)
RA/Gr-II/19/03/002
38/74, Bazullah Road,
T.Nagar, Chennai-600 017.
Ph: 28344962 / 28344857



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, TNEB,
Anna Salai, Chennai-600 002.
2) The Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0117/2020

Dated: 01-12-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of of Stilt Floor + 3 Floors Residential Building with 9 Dwelling Units at Plot No.4, Old D.No.10, New D.No.64, Sriman Srinivasan Road, Teynampet, Chennai 600 018 comprised in Old R.S.No.1579/2, New R.S.No.1579/36, Block No.32 of Mylapore village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/NHRB/94A&B/2019 Permit No.12477 in letter No. PP/SB/C/144/2019 dated 31.05.2019.
2) Completion Certificate Application from M/s. SAGAS Constructions, Rep. by Thiru L. Santha Kumar (Proprietor) dated 22.10.2020
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017848 dated 12.11.2020.
4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

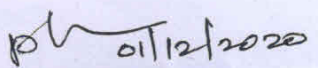
This is to certify that M/s. SAGAS Constructions, GPA, Rep. by Thiru L. Santha Kumar (Proprietor) has constructed of Stilt Floor + 3 Floors Residential Building with 9 Dwelling Units at Plot No.4, Old D.No.10, New D.No.64, Sriman Srinivasan Road, Teynampet, Chennai 600 018 comprised in Old R.S.No.1579/2, New R.S.No.1579/36, Block No.32 of Mylapore village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/94A&B/2019 Permit No.12477 in letter No. PP/SB/C/144/2019 dated 31.05.2019. 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 and Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 220 /2020 dated 01-12-2020.

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 4th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

✓ M/s. SAGAS Constructions, GPA
Thiru L. Santha Kumar (Proprietor)
3C, SAGAS MANOR 3rd Street
Dr. B.N. Road
T. Nagar, Chennai 600 017

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008

3. The Deputy Financial Analyst,
Finance Division, CMDA

(TNRERA Regn. No.TN/29/Building/0140/2019
in file No.TNRERA/4221/2019 dated 13.09.2019,
Valid upto June 2021)

(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.



