

Project - Quarterly Progress Report

Promoter's Name	:	Radiance Realty Developers India Ltd
Project Name	:	Radiance The Pride
Project Registration No	:	TN/01/Building/0253/2019 dated 31/12/2019
Quarter Ending	:	31.03.2023

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	452	344981 Sqft
2.	Parking Lots	400	
3.	UDS Registered in Sq.m.	448	22,072 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block A(Stilt Floor + 5 Floors residential building with 90 dwelling units)	Structural & Architectural work has been completed.
		Block B (Stilt Floor + 5 Floors residential building with 90 dwelling units)	
		Block C (Stilt Floor + 5 Floors residential building with 90 dwelling units)	Structural & Architectural work has been completed.
		Block D (Stilt Floor + 5 Floors residential building with 90 dwelling units)	
		Block E (Stilt Floor + 5 Floors residential building with 40 dwelling units)	Structural & Architectural work has been completed.
		Block F (Stilt Floor + 5 Floors residential building with 40 dwelling units)	

2.	Status of common Amenities for each Block/Tower, Item wise	Block G –Stilt floor + 5 floors with incidental activities such as Meeting Room & Library (1st Floor) Gym & Indoor Games (2nd Floor cum residential with 12 dwelling units (3rd to 5th Floor)	Structural & Architectural work has been completed.
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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	22,050

C. Details of Clearances

1. Completion Certificate No. - EC/South-I/057/2022 dated 03.03.2022
2. Compliance Report, if any (Kindly Specify) - Nil
3. Annual Audit Report of Special Account in Form 7 - Enclosed

D. Latest Photo with Date (At least from 2 angles) - Enclosed

Funder Details:- The project has been funded by Kotak Mahindra Investments Ltd to the tune of Rs.90,00,00,000 /- and executed vide mortgage deed dated 17.03.2021, registered document no.2831 of 2021.

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

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 30.06.2022

To

M/s.Radiance Realty Developers India Ltd
1stFloor, Old door No.110, New No.111,
33 feet Road, Anna salai, Guindy,
Chennai-600 032,
Tamil Nadu, India.

Subject: Certificate of Completion of Construction Work of the project RADIANCE THE PRIDE (TNRERA Registration Number TN/01/Building/0253/2019 dated 31/12/2019) situated in Old S.No.77/6A1A part, New S.No.77/6A1A2 .Demarcated by its boundaries 12°58'24.3" to the North, 80°08'36.5" to the East, Pammal Village, Pallavaram Taluk, Kanchipuram District PIN 600043 land measuring 22550 sq.mts of area being developed by M/s.Radiance Realty Developers India Ltd

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of residential Building situated Old S.No.77/6A1A part, New S.No.77/6A1A2 of Pammal Village, Pallavaram Taluk, Kanchipuram District PIN 600043 land measuring 22550 sq.mts of area being developed by M/s.Radiance Realty Developers India Ltd

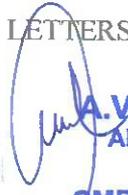
2. Following technical professionals are appointed by Owner/Promoter:

- (i)Thiru A.Venkatakrishnan as Architect
- (ii)Thiru C.Kannan as Structural Engineer
- (iii)M/s Optimal MEP Consultant as MEP consultant
- (iv)Thiru M.Sathish Kumar as Site Engineer

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 the residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/South-I/057/2022 dated 02.03.2022 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (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
Phone : 28414855 Fax: 91-044-28548416

COMPLETION CERTIFICATE

From	To
The Member-Secretary, Chennai Metropolitan Development Authority, "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Commissioner Tambaram Corporation Tambaram Chennai 600 045

Letter No. CMDA/CC/NHRB/S/0001/2022 **Dated:02.03.2022**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Group Development comprising of 7 Blocks, Typical block A,B,C & D consisting of Stilt Floor + 5 Floors Residential Building with 90 dwelling units, Typical Block – E&F consisting of Stilt Floor +5 Floors Residential Building with 40 dwelling units, Block G consisting of Stilt Floor + 5 Floors incidental activities such as meeting room and library (1st floor) Gym and Indoor games (2nd floor) cum Residential Building with 12 dwelling units (3rd to 5th floor) totally 452 Dwelling unit at Pammal Main road, in Old S.No. 77/6A1A (part) New S.No. 77/6A1A2 of Pammal village, within limit of Pammal Municipality– Completion Certificate – Issued – Reg.

- Ref: 1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
2. CMDA Planning Permission No. B/NHRB/410 A to H /2019 Permit No.12993 in letter No.PP/NHRB/S(B1)/0475 /2019 dated 22.11.2019.
3. Completion Certificate Application received from Thiru. S. Ragavendran GPA for Thiru. C.D. Mohanasundaram & 3 others, dated 03.01.2022
4. This office DC letter even No dated 23.02.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021006 dated 24.02.2022.

This is to certify that Thiru. S. Ragavendran GPA for Tvl.1) C.D. Mohanasundaram, 2) C.M. Kousalya, 3) C.M. Prabhakar, and 4) C.M. Karthikeyan, has completed the construction of Group Development comprising of 7 Blocks, Typical block A,B,C & D consisting of Stilt Floor + 5 Floors Residential Building with 90 dwelling units, Typical Block – E&F consisting of Stilt Floor +5 Floors Residential Building with 40 dwelling units, Block G consisting of Stilt Floor + 5 Floors incidental activities such as meeting room and library (1st floor), Gym and Indoor games (2nd floor) cum Residential Building with 12 dwelling units (3rd to 5th floor) totally 452 Dwelling unit at Pammal Main road, in Old S.No. 77/6A1A (part) New S.No. 77/6A1A2 of Pammal village, within limit of erstwhile Pammal Municipality vide CMDA Planning Permission issued in the reference 2nd 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 approved by the Monitoring Committee & TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/057/2022 dated 02 .03.2022.**

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 1st cited (Also indicated in the Planning Permission approval letter in serial No. 7th reference).

Yours faithfully,


for MEMBER-SECRETARY


Copy to:

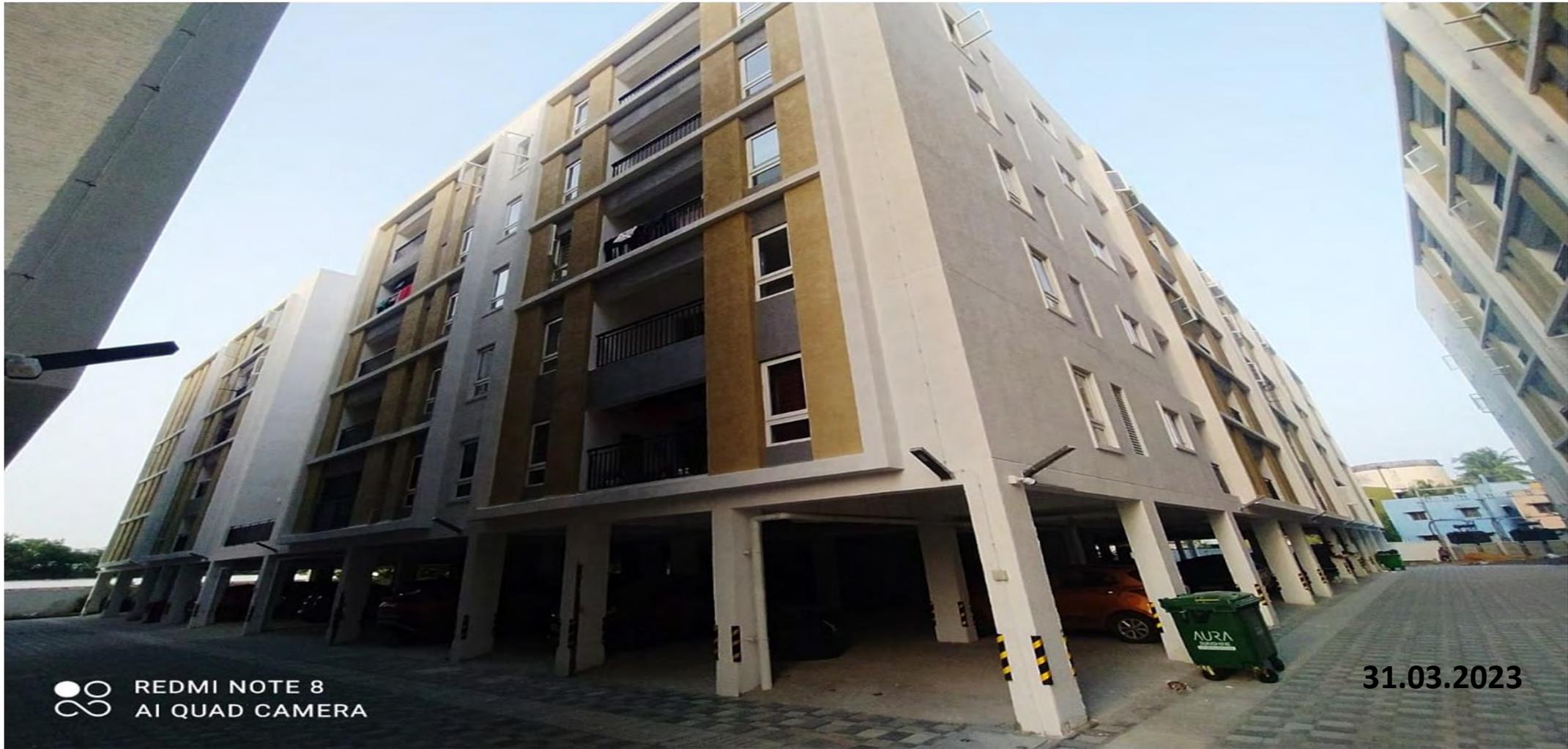
1. Thiru. S. Ragavendran
GPA for Tvl.1) C.D. Mohanasundaram,
2) C.M. Kousalya, 3) C.M. Prabhakar,
4) C.M. Karthikeyan Door No. 480,
Khivraj Complex,
2nd Floor, Anna Salai,
Nandanam,
Chennai – 600 035.
2. The Chairperson, (TN/01/ Building / 0253/2019 dated 31.12.2019
TNRERA, in letter No.TNRERA/7161/2019 valid up to
CMDA Tower-II, 1st Floor, 21.11.2024)
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building,
Finance Division, CMDA Display Board andSTP)
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.
- iii) Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O.Ms. No. 97, MAWS Dept. dated 07.07.2015 for which under taking given by the applicant.



A Block North west view



REDMI NOTE 8
AI QUAD CAMERA

31.03.2023

B block South west view



C block southeast view



C&D west side view



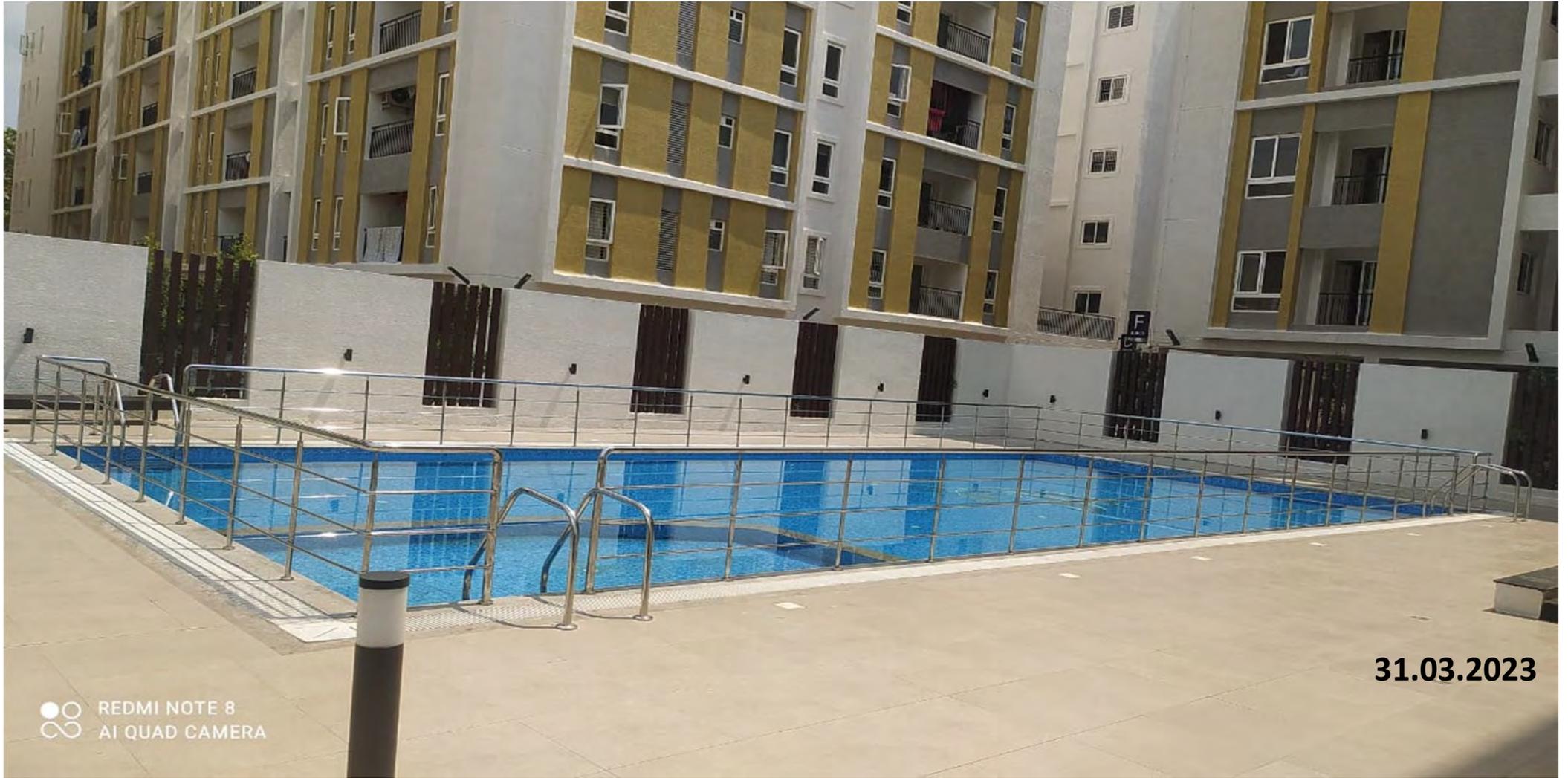
E block west view



F block south East view



Club house front Elevation



Swimming pool



OSR AREA