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Project - Quarterly Progress Report - DEC'21

Promoter's Name	:	Perungudi Real Estate Pvt Ltd.
Project Name	:	Brigade Commercial at WTC, Chennai
Location	:	OMR, Perungudi, Chennai – 600 096
Project Registration No	:	TN/29/Building/0001/2021
Quarter Ending	:	December 2021

Building Configuration	• Tower A1 – 3B+GF+27 Floors
	• Tower A2 – 3B+GF+19 Floors
	• Tower A3 – 3B+GF+07 Floors
	• Tower A4(Restaurant) - 3B+GF+02 Floors
	• Utility Block – 3B+GF+02 Floors

Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Tower A3	• Civil works 93% completed .. • MEP – Lift installation works 98% completed.
		Tower A4	• Civil works 100% completed. • Façade works 100% completed • MEP – Lift installation works 98% completed.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	99%
	ii) Financial (Incurred Project Cost (for A3 & A4) in Lakhs)	2047.5

For PERUNGUDI REAL ESTATES PVT. LTD.



Authorized Signatory.

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 19.01.2021

From

T.Dinesh
Architect,
No.10/1, Second Street,
Kasthuribai Nagar, Avadi,
Chennai – 600054.

To

M/s. Perungudi Real Estates Pvt Ltd,
No. 5/142, Rajiv Gandhi Salai, (OMR)
Perungudi, Chennai – 600095.

Sub: Certificate of Completion of Construction Work of Building namely “**World Trade Center Chennai**”, consisting Combined Triple Basement Floors + Combined Stilt floor (Part) cum Ground floor (Part) with Retail Shop Area, Reception, AHU Room & Generator Room + Tower - I – 1st Floor to 27th Floor (Part) + 28th Floor (Part) – IT/ITES Building; Tower II - 1st Floor to 19th Floor (Part) + 20th Floor (Part) – IT/ITES Building; Tower III – 1st Floor to 7th Floor – Guest Rooms, Cafeteria, Meeting Rooms, Utility area & Tower IV – 1st floor to 2nd Floor- Food Court (**TNRERA Registration Number: TN/29/Building/0001/2021**) situated at Door No. 5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road), Perungudi, Chennai – 600096 comprised in Survey No. 134/1A2A & 134/2A, Palavakkam Village, Sholinganallur Taluk, being developed by M/s. Perungudi Real Estates Pvt Ltd.

Ref: 1. TNRERA Project Registration No. **TN/29/Building/0001/2021**, dated 04.01.2021.
2. CMDA Partial Completion Certificate dated 22.05.2020, No. **EC/S-II/21462/2019** for Combined Triple Basement Floors + Combined Stilt floor (Part) cum Ground floor (Part) & **Tower I & Tower II**.
3. CMDA Final Completion Certificate dated 12.01.2022, No. **CMDA/CC/HRB/S/0321/2021** for **Tower III & Tower IV**.

Sir, I T.Dinesh have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the subject Building namely “World Trade Center – Chennai”, consisting Combined Triple Basement Floors + Combined Stilt floor (Part) cum Ground floor (Part) with Retail Shop Area, Reception, AHU Room & Generator Room + Tower - I – 1st Floor to 27th Floor (Part) + 28th Floor (Part) – IT/ITES Building; Tower II - 1st Floor to 19th Floor (Part) + 20th Floor (Part) – IT/ITES Building; Tower III – 1st Floor to 7th Floor – Guest Rooms, Cafeteria, Meeting Rooms, Utility area & Tower IV – 1st floor to 2nd Floor- Food Court, situated at Door No. 5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road), Perungudi, Chennai – 600096 comprised in Survey No. 134/1A2A & 134/2A, Palavakkam Village, Sholinganallur Taluk, being developed by M/s. Perungudi Real Estates Pvt Ltd.


Dhinesh T Architect
Reg No: RA/GR-I/19/83/023
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai-600 054.
dhinesh.architect@gmail.com

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

(i) Mr. Dinesh as Architect

(ii) Mr. N.N. Nagendra Kumar as Structural Consultant

(iii) Mr. R. Thirumanan as Site In charge / Engineer.

3. Based on Completion Certificate received from Structural Engineer and Site In charge / Engineer and to the best of my/our knowledge, I/We hereby certify that Building/ Block of the Building namely "World Trade Center – Chennai ", consisting Combined Triple Basement Floors + Combined Stilt floor (Part) cum Ground floor (Part) Tower - I – 1st Floor to 27th Floor (Part) + 28th Floor (Part) – IT/ITES Building; Tower II - 1st Floor to 19th Floor (Part) + 20th Floor (Part) – IT/ITES Building; Tower III – 1st Floor to 7th Floor, Tower IV – 1st floor to 2nd Floor- Food Court has been completed in all aspects. The Building/ Block of the Building is granted Partial Completion Certificate bearing number EC/S-II/21462/2019, dated 22.05.2020 and Final Completion Certificate bearing number CMDA/CC/HRB/S/0321/2021, dated 12.01.2022 by Chennai Metropolitan Development Authority.

Yours Faithfully,

T.Dinesh
Architect

CMDA Reg.No. RA/Gr.I/19/03/023

Dhinesh T Architect
Reg No: RA/GR-I/19/03/023
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai-600 054.
dhinesh.architect@gmail.com



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

PARTIAL 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
Chintadripet, Chennai-600 002

Letter No. EC /S-II/21462/2019

Dated: 22-05-2020

Sir,

Sub: CMDA – Enforcement Cell (South - II) – Completed construction of Combined Triple Basement Floors + Combined Stilt Floor (Part)-Cum-Ground Floor (Part) with Retail Shop area, Reception, AHU Room & Generator Room + **Tower -I:** 1st Floor to 26 Floors + 27th Floor (Part) + 28th Floor (Part) – IT/ITES Building: **Tower-II:** 1st Floor to 18 Floors + 19th Floor (Part) + 20th Floor (Part) –IT/ITES Building at Door No.5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai – 600096 at S.No.134/1A2A & 134/2A1 of Palavakkam Village, Sholinganallur Taluk within Greater Chennai Corporation limit - Partial Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. C/PP/MSB/08(S1 to S36)/2018, Permit No.11196 in letter No.C3(S)3448/2017, dated 28.02.2018
 2. Partial Completion Certificate application dated 30.12.2019
 3. EIA Clearance Certificate No.SELAA/TN/F.5708//EC/8(b)/514/2016 dated 20.05.2017
 4. This office letter even no. dated 24.03.2020 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.C100785 dated 24.3.2020.

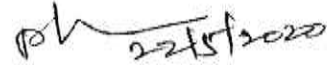
This is to certify that **M/s. Perungudi Real Estates Private Limited** have constructed of Combined Triple Basement Floors + Combined Stilt Floor (Part)-Cum-Ground Floor (Part) with Retail Shop area, Reception, AHU Room & Generator Room + **Tower -I:** 1st Floor to 26 Floors + 27th Floor (Part) + 28th Floor (Part) – IT/ITES Building: **Tower-II:** 1st Floor to 18 Floors + 19th Floor (Part) + 20th Floor (Part) –IT/ITES Building at Door No.5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai – 600096 at S.No.134/1A2A & 134/2A1 of Palavakkam Village, Sholinganallur Taluk within Greater Chennai Corporation limit sanctioned in Planning Permission No. C/PP/MSB/08(S1 to S36)/2018, Permit No.11196 in letter No.C3(S)3448/2017, dated 28.02.2018. The building was inspected on 12.2.2020 and observed that the Tower I & II building has been completed as per approved plan and satisfies the Norms for issue of Partial Completion Certificate approved by the Monitoring Committee.

/pto/

2. Accordingly Partial Completion Certificate is issued for the above construction in C.C.No.EC/South -II / 064 /2020, dated: 22-05-2020.

3. This Partial 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.

Yours faithfully,

 22/5/2020

for MEMBER-SECRETARY

Copy to:

✓ M/s. Perungudi Real Estates Private Limited,
No.110, Rajiv Gandhi Salai (OMR),
(Old SRP Tools),
Thiruvanniyur,
Chennai – 600 041

(with a request to obtain consent to
operate (CTO) as per applicable
rules from competent authority.
(TNPCB)

- 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
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

FINAL 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/HRB/S/0321/2021

Dated:12.01.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of **Tower III: 1st Floor to 7th Floor - Guest Rooms, Cafeteria, Meeting Rooms, Utility area & Tower IV: 1st Floor to 2nd Floor - Food Court at D.No.5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road) Perungudi at S.No.134/1A2A, 134/2A1 of Palavakkam Village, Chennai – 600 096, Sholinganallur Taluk, Kanchipuram District within the limits of Greater Chennai Corporation– Final Completion Certificate– Issued – Reg.**

- Ref: 1. CMDA Planning Permission No.C/PP/MSB-IT/08(S1 to S-36)/2018 dt.28.02.2018 in Planning Permit No.11196 in letter No.C3(S)/3448/2017 dated 28.02.2018.
2. Environmental Clearance (EC) Letter No.SEIAA/TN/F.5708/EC/8(b)/514/2016 dated 20.05.2017.
3. DF&RS Compliance certificate No.12/2020 in Lr.No.D.Dis.No.1287/C1/2020 dt.12.03.2020 & DFRS Fire & Rescue Services Licence No.193/2020 (Issue) in Lr.No.K.Dis.No.5287/C1/2021 dt.07.05.2021.
4. 1st Partial Compliance Certificate No.EC/South-II/064/2020, dated 22.05.2020 issued vide this office letter No.EC/S-II/21462/2019, dt.22.05.2020.
5. Final Completion Certificate Application received from M/s.Perungudi Real Estates Private Limited on 21.10.2021.
6. Shelter Charges remitted vide receipt No.B0020667, dated 03.01.2022 in compliance with CMDA DC advice letter No.C3(S)/ 3448/2017 dt.03.10.2017
7. This office D.C.Letter even No.dt.11.01.2022 for Final Completion Certificate.
8. Additional Development Charges, Infrastructure and Amenities Charges & Shelter Fee for additional area remitted vide CMDA Receipt No.B0020747 dated 12.01.2022.

This is to certify that M/s.Perungudi Real Estates Private Limited has Completed Construction of **Tower III: 1st Floor to 7th Floor - Guest Rooms, Cafeteria, Meeting Rooms, Utility area & Tower IV: 1st Floor to 2nd Floor - Food Court at D.No.5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road)**

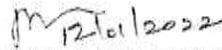
Contd.,

Perungudi at S.No.134/1A2A, 134/2A1 of Palavakkam Village, Chennai – 600 096, Sholinganallur Taluk, Kanchipuram District within the limits of Greater Chennai Corporation vide CMDA Planning Permission 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 approved by the Monitoring Committee.

2. Accordingly Final Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 017 /2022 dated 12.01.2022.

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.

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

- | | |
|---|---|
| 1. M/s.Perungudi Real Estates Private Limited,
No.110, Rajiv Gandhi Salai, (Old SRP Tools),
Old Mahabalipuram Road,
Chennai-600 041. | (With a request to obtain consent to operate
(CTO) as per applicable rules from competent
authority for EIA, TNPCB) |
| 2. The Chairperson,
TNRERA,
CMDA Tower-II, 1 st Floor, Egmore,
Chennai – 600 008. | (TNRERA Project Registration No.TN/29/
Building/0001/2021, dt.04.01.2021 in file
No.TNRERA/7127/2020) |
| 3. The Deputy Financial Analyst
Finance Division, CMDA. | (For Refund of Security Deposit for 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.

Tower A3 – East side Elevation



Tower A3 – North side Elevation

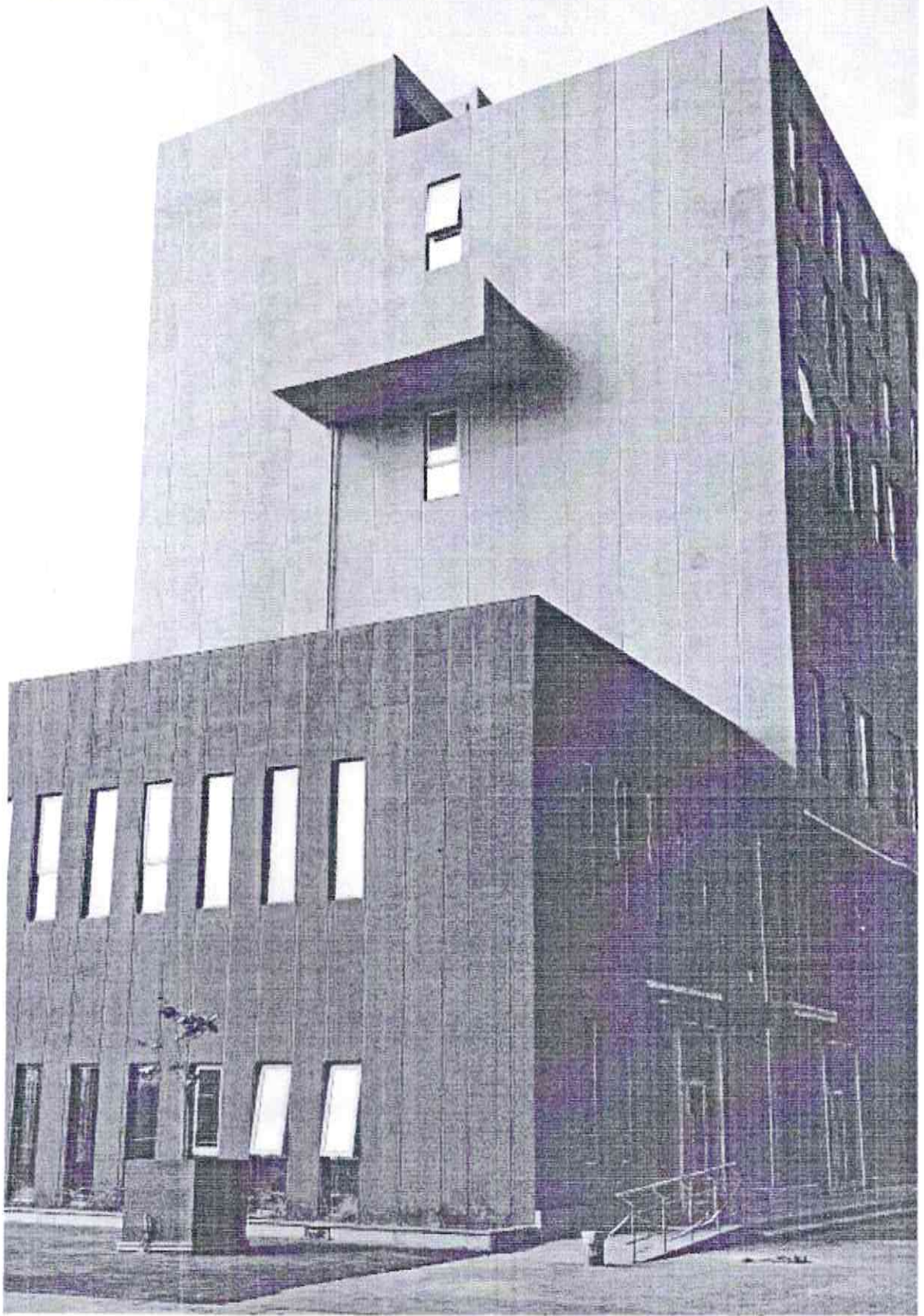


For PERUNGUDI REAL ESTATES PVT. LTD.

A handwritten signature in black ink, written over a diagonal line, representing the authorized signatory.

Authorised Signatory.

Tower A3 –South side Elevation



For PERUNGUDI REAL ESTATES PVT. LTD.

K. K. K.

Authorised Signatory.

Tower A3 – West side Elevation



For PERUNGUDI REAL ESTATES PVT. LTD.

Authorised Signatory.

Tower A4 – West side elevation



Tower A4 – South side elevation

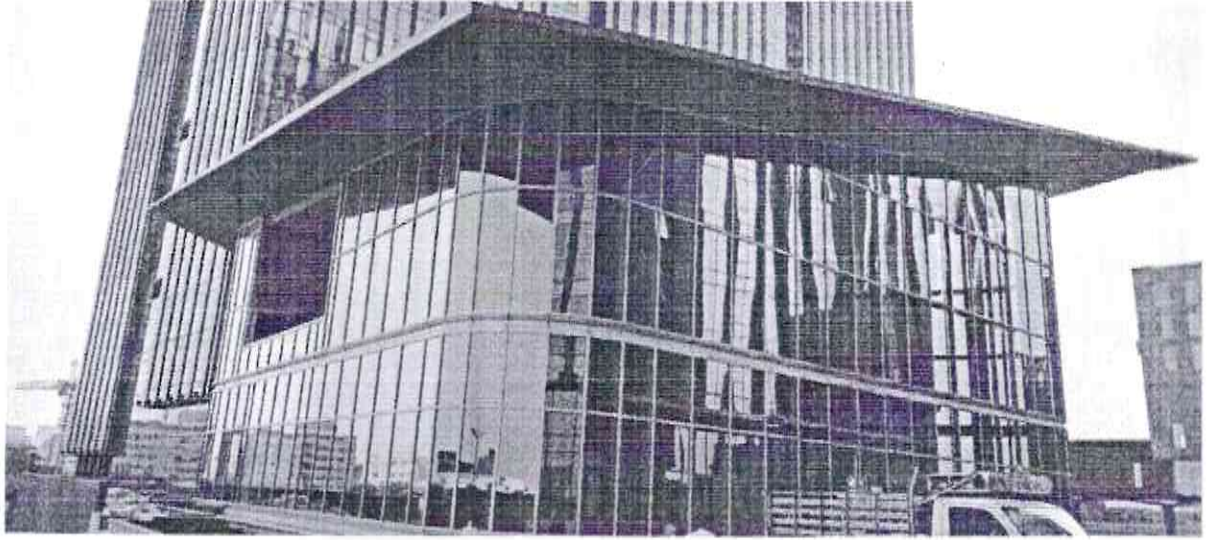


For PERUNGUDI REAL ESTATES PVT. LTD.

A. Kiz

Authorised Signatory.

Tower A4 – North side elevation



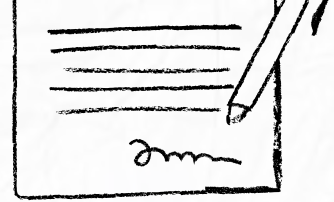
Tower A4 – East side elevation



For PERUNGUDI REAL ESTATES PVT. LTD.

A handwritten signature in black ink, appearing to read 'K. Kuz', written over a diagonal line.

Authorised Signatory.



our services doesn't just end there



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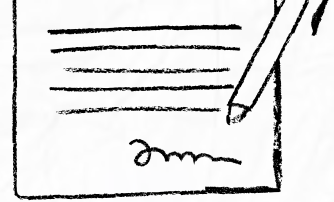
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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real estate journey

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