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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Cotton City Developers Private Limited
Project Name	:	MANCHESTER Cottoncity
Project Registration No.	:	TN/11/Building/0134/2018
Project Registration Date	:	24/04/2018
Project Completion Date	:	03/08/2023 ✓
Quarter Ending	:	(~~March/June/September~~ /December) Year 2024 ✓

RERA Separate Bank A/c Details

Bank Name	:	INDIAN BANK
Bank Branch	:	Trichy Road Branch, Coimbatore
Bank A/c No.	:	6586973671

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Collected from Allottees – Rs.85,03,62,720/- 100% Deposited in RERA A/c - Rs.85,03,62,720/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.85,03,50,489.86/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

For Cotton City Developers Pvt. Ltd.


Director

132

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) - Villas (Carpet Area)	52	8384.49 Sq.m
	Flats Booked (As given in Carpet Area Statement while registration) - Apartments (Carpet Area)	11	419.24
	b) UDS Registered - Villas	52	16047 Sq.m
	UDS Registered - Apartments	11	391 Sq.m

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	Villa 1	Yes	Yes
2.	Villa 2	Yes	Yes
3.	Villa 3	Yes	Yes
4.	Villa 4	Yes	Yes
5.	Villa 7	Yes	Yes
6.	Villa 10	Yes	Yes
7.	Villa 14	Yes	Yes

For Cotton City Developers Pvt. Ltd.


Director

433

8.	Villa 16	Yes	Yes
9.	Villa 19	Yes	Yes
10.	Villa 20	Yes	Yes
11.	Villa 21	Yes	Yes
12.	Villa 22	Yes	Yes
13.	Villa 24	Yes	Yes
14.	Villa 25	Yes	Yes
15.	Villa 27	Yes	Yes
16.	Villa 29	Yes	Yes
17.	Villa 30	Yes	Yes
18.	Villa 31	Yes	Yes
19.	Villa 38	Yes	Yes
20.	Villa 39	Yes	Yes
21.	Villa 40	Yes	Yes
22.	Villa 41	Yes	Yes
23.	Villa 45	Yes	Yes
24.	Villa 46	Yes	Yes
25.	Villa 47	Yes	Yes
26.	Villa 48	Yes	Yes
27.	Villa 49	Yes	Yes
28.	Villa 50	Yes	Yes
29.	Villa 51	Yes	Yes
30.	Villa 52	Yes	Yes
31.	Villa 54	Yes	Yes
32.	Villa 55	Yes	Yes
33.	Villa 57	Yes	Yes
34.	Villa 58	Yes	Yes
35.	Villa 59	Yes	Yes

For Cotton City Developers Pvt. Ltd.


Director

435

36.	Villa 61	Yes	Yes
37.	Villa 63	Yes	Yes
38.	Villa 64	Yes	Yes
39.	Villa 67	Yes	Yes
40.	Villa 68	Yes	Yes
41.	Villa 69	Yes	Yes
42.	Villa 70	Yes	Yes
43.	Villa 72	Yes	Yes
44.	Villa 73	Yes	Yes
45.	Villa 74	Yes	Yes
46.	Villa 75	Yes	Yes
47.	Villa 76	Yes	Yes
48.	Villa 77	Yes	Yes
49.	Villa 78	Yes	Yes
50.	Villa 79	Yes	Yes
51.	Villa 81	Yes	Yes
52.	Villa 82	Yes	Yes
1.	Apartment 103	Yes	Yes
2.	Apartment 108	Yes	Yes
3.	Apartment 110	Yes	Yes
4.	Apartment 203	Yes	Yes
5.	Apartment 208	Yes	Yes
6.	Apartment 213	Yes	Yes
7.	Apartment 303	Yes	Yes
8.	Apartment 308	Yes	Yes
9.	Apartment 311	Yes	Yes
10.	Apartment 313	Yes	Yes

For Cotton City Developers Pvt. Ltd.

[Signature]
Director

11.	Apartment 410	Yes	Yes
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B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block / Tower, Floor – wise (Villas)	Villa Types A,B,C,D,E,F,G,H - Total 72 Villas	Completed
	Stage of construction of each Block / Tower, Floor – wise (Apartments)	Dwelling Types 01 to 12 – Total 48 Apartments	Completed
2.	Status of Common Amenities for each Block / Tower, Item-wise as per approved plan (Villas)	Swimming Pool, Clubhouse ,EB Room & Security Room	Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement for Villas	Gym, Garden, Billiards, Table Tennis & Outdoor Children's Play Area	Completed

Sl. No.	Description	Percentage
1.	Percentage of completion of Villas & Apartments i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 7675.8 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 296 Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For Cotton City Developers Pvt. Ltd.

[Signature]
Director

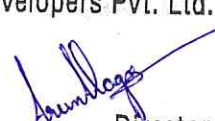


3. Site Photos

Villa 1 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 2 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 3 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 4 Completed



For Cotton City Developers Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Santosh".
Director



Villa – 5 Completed



For Cotton City Developers Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Sourav", is written over the word "Director".
Director



Villa – 6 Completed



For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Villa – 7 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 9 Completed

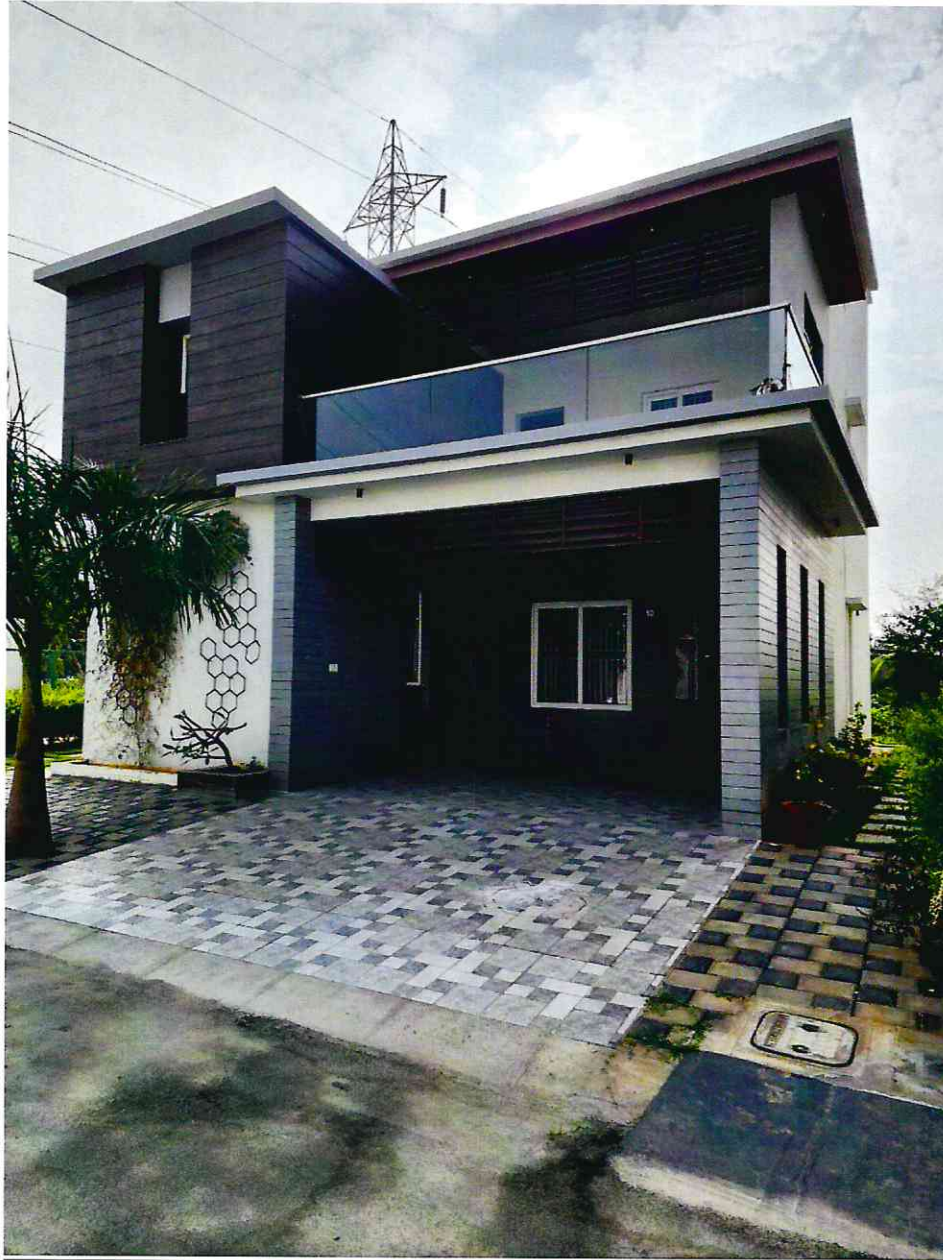


For Cotton City Developers Pvt. Ltd.


Director



Villa – 10 Completed

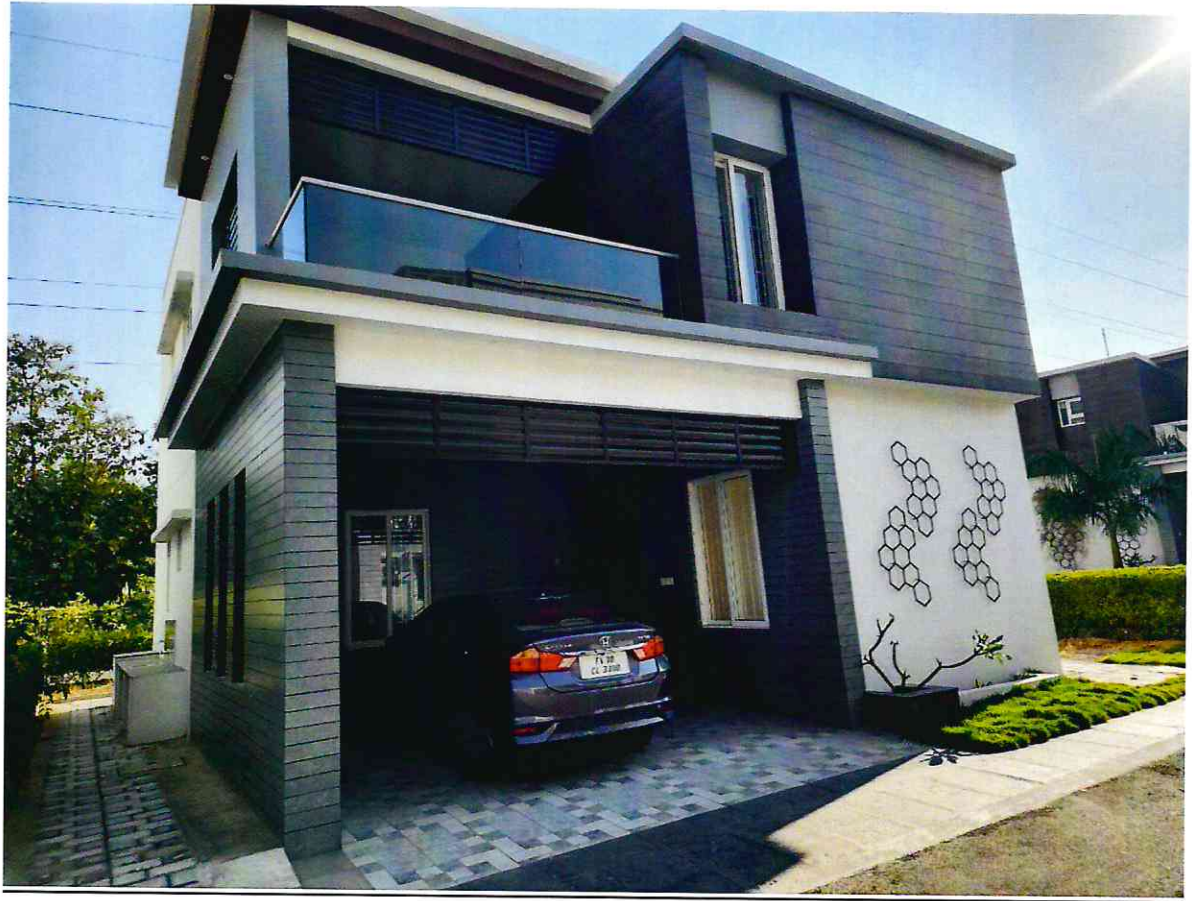


For Cotton City Developers Pvt. Ltd.

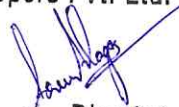

Director



Villa – 11 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 12 Completed

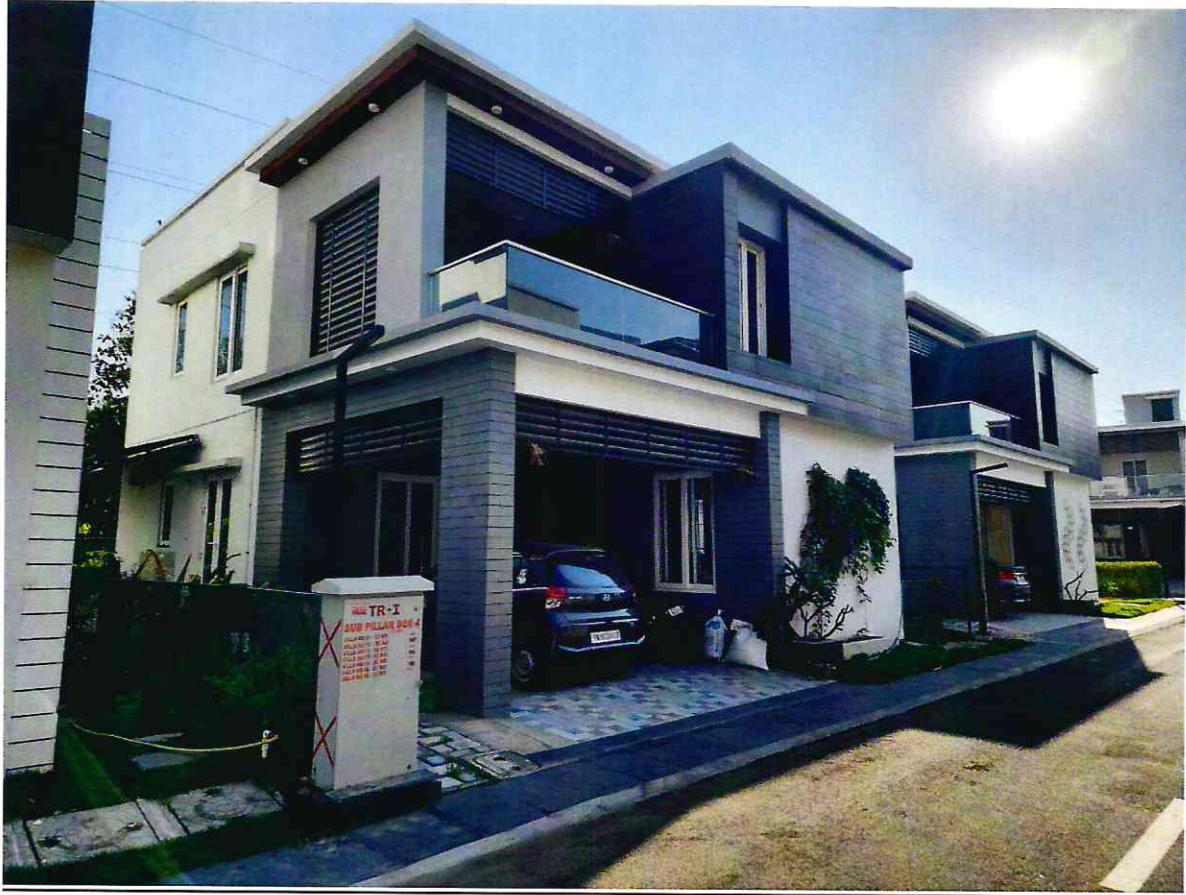


For Cotton City Developers Pvt. Ltd.


Director



Villa – 14 Completed



For Cotton City Developers Pvt. Ltd.

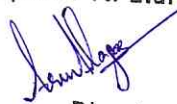

Director



Villa – 15 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 16 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 18 Completed

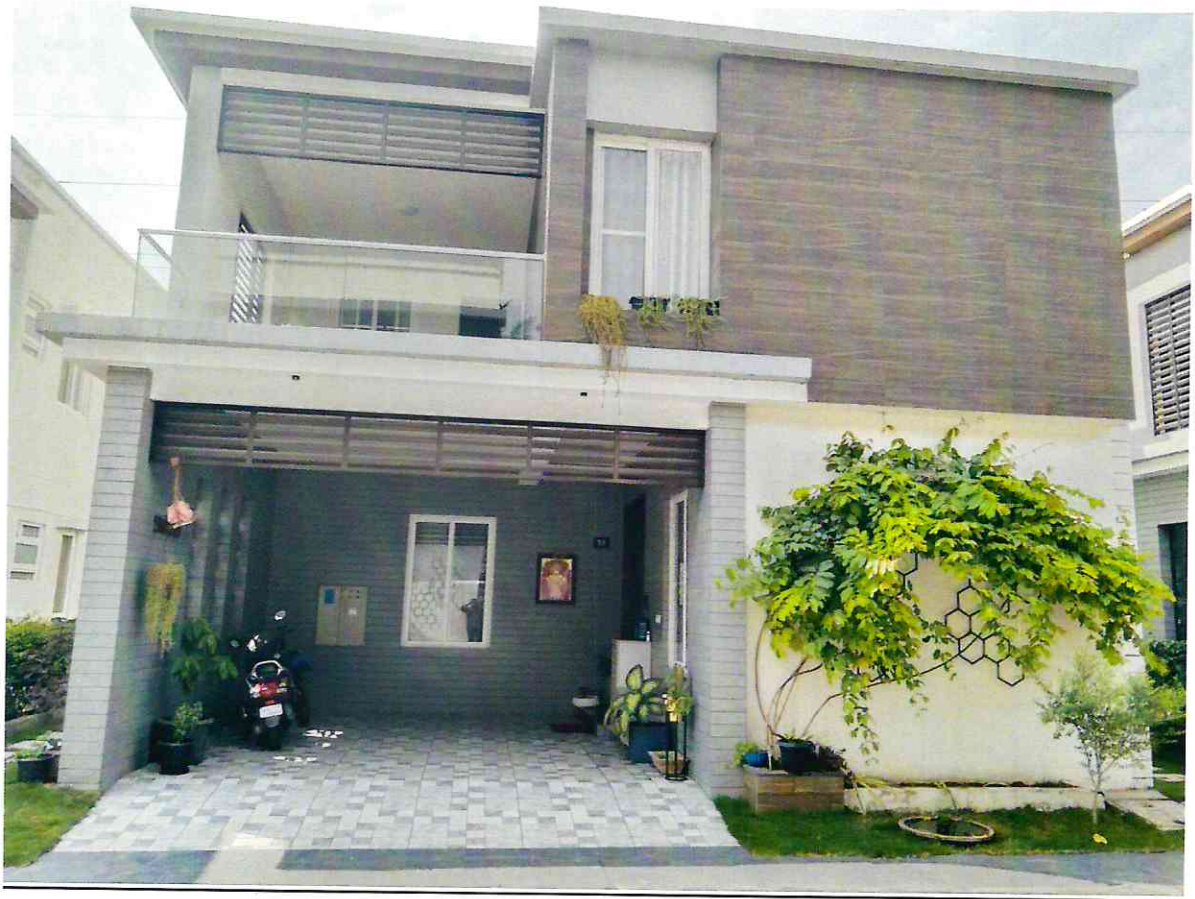


For Cotton City Developers Pvt. Ltd.


Director



Villa – 19 Completed

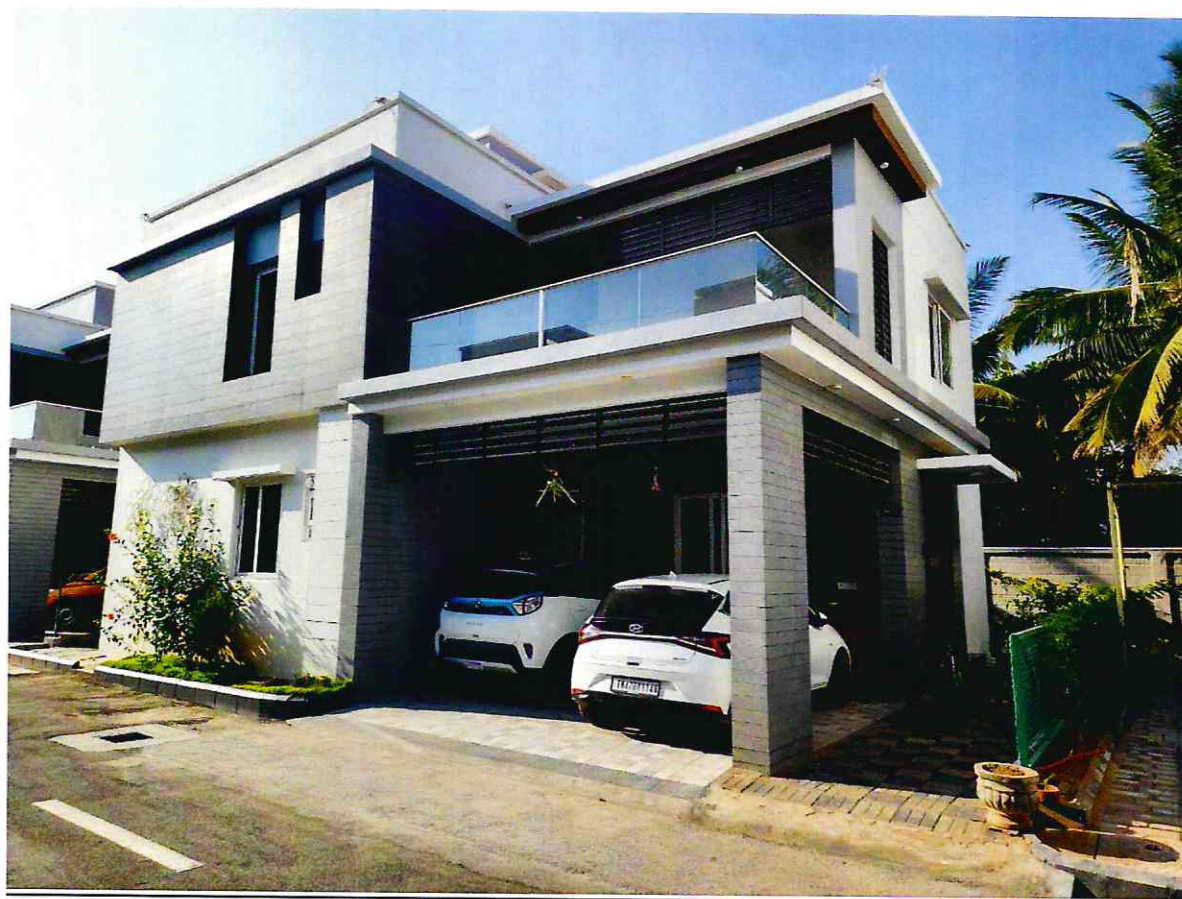


For Cotton City Developers Pvt. Ltd.

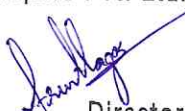

Director



Villa – 20 Completed



For Cotton City Developers Pvt. Ltd.

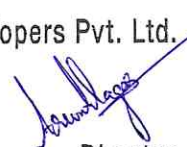

Director



Villa – 21 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 22 Completed



For Cotton City Developers Pvt. Ltd.

Sourabh
Director



Villa – 23 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 24 Completed

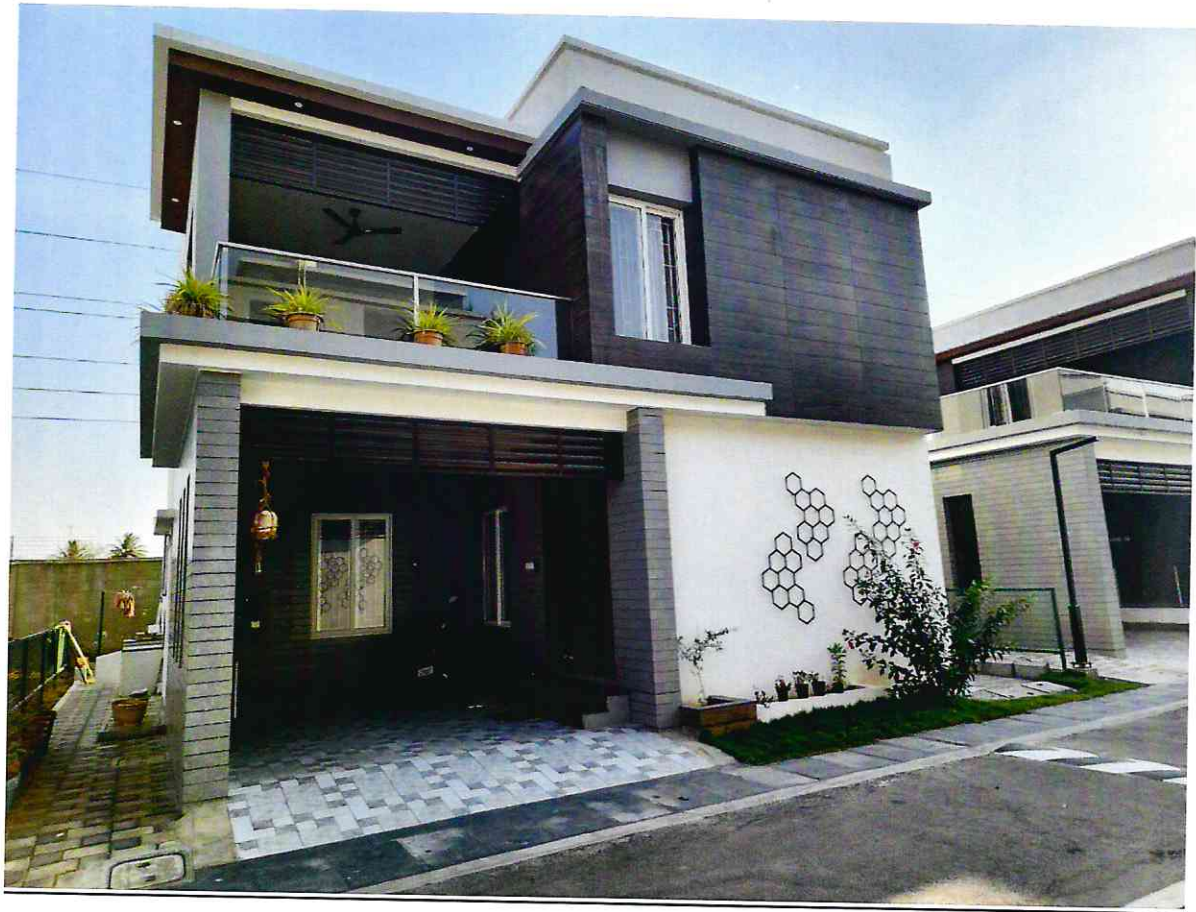


For Cotton City Developers Pvt. Ltd.


Director



Villa – 25 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 27 Completed

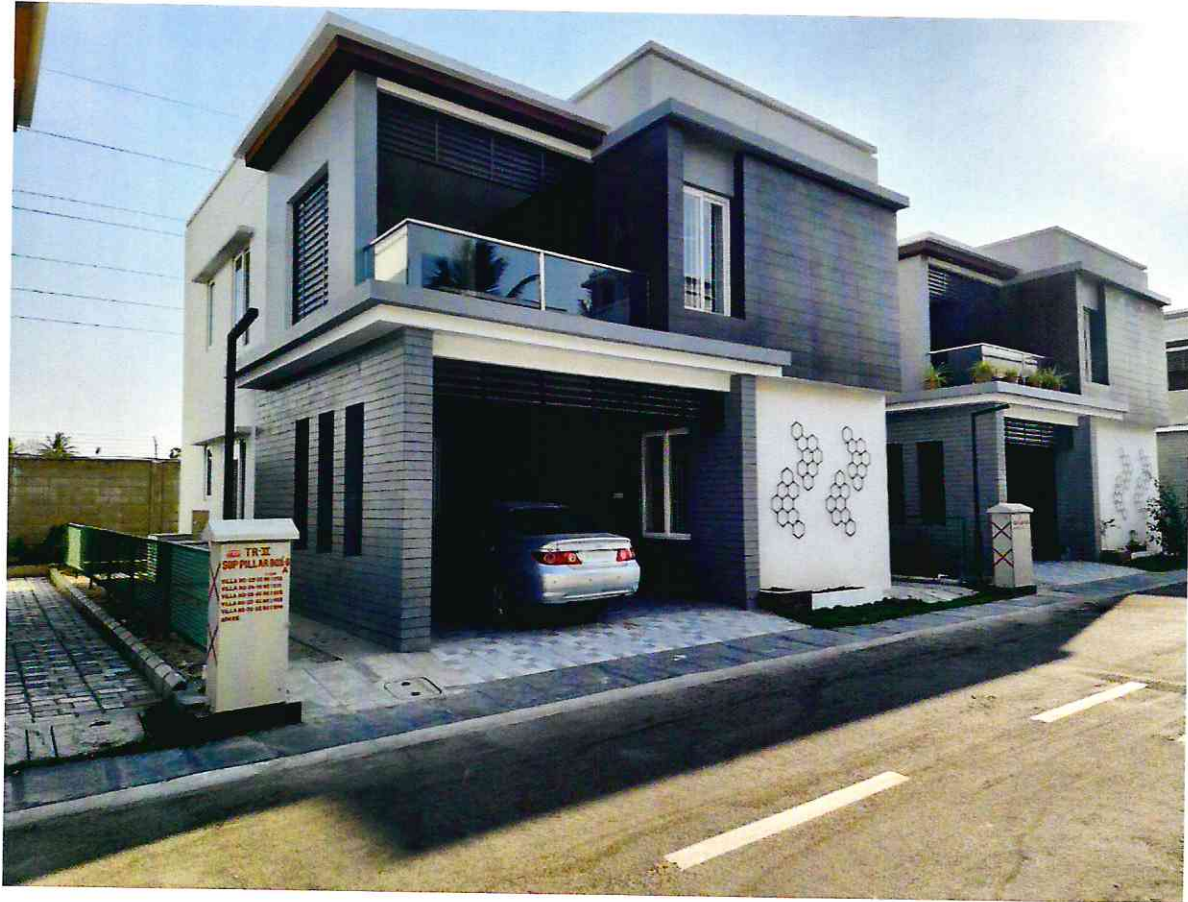


For Cotton City Developers Pvt. Ltd.


Director



Villa – 28 Completed



For Cotton City Developers Pvt. Ltd.

Sundaresan
Director



Villa – 29 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 30 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 31 Completed



For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Villa – 32 completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 33 Completed



For Cotton City Developers Pvt. Ltd.

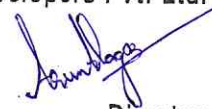
A handwritten signature in blue ink, which appears to read "Sankar".
Director



Villa – 34 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 36 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 37 Completed



For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Villa – 38 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 39 Completed

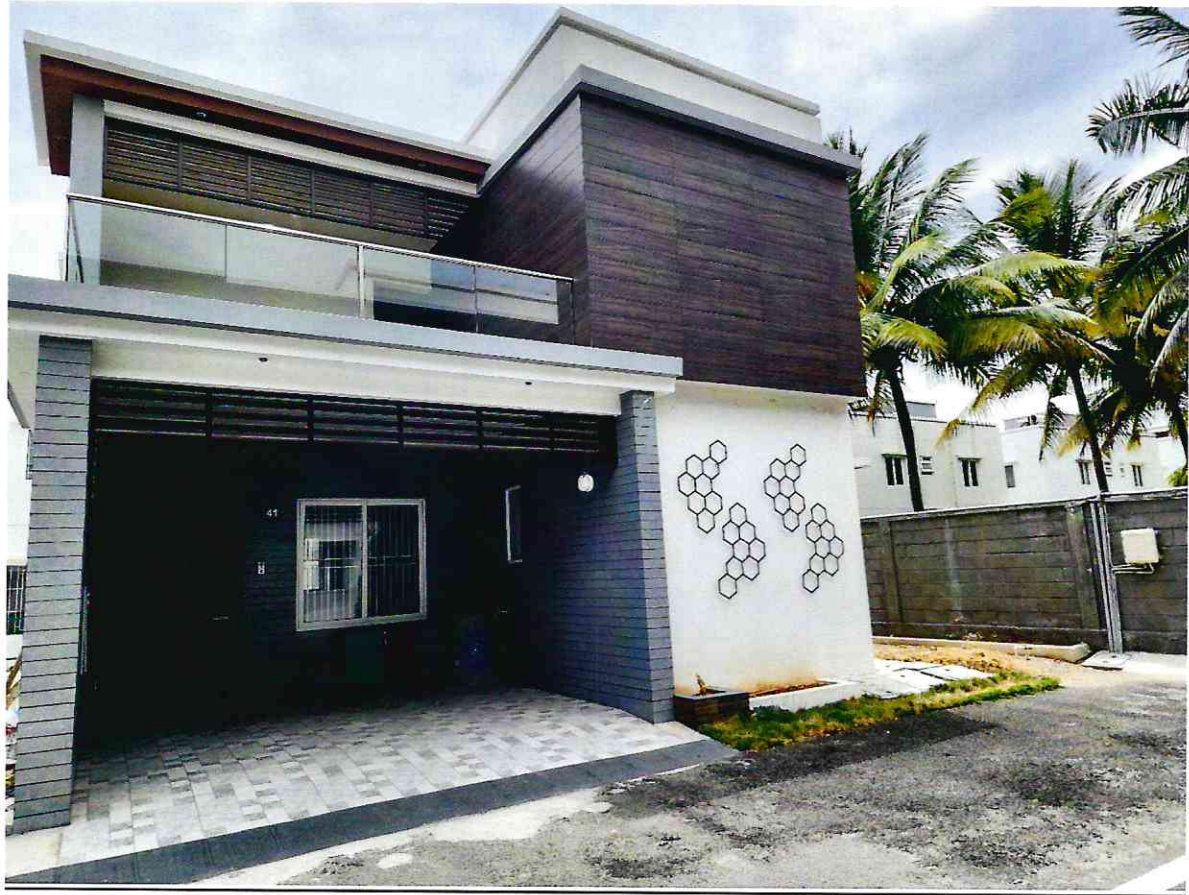


For Cotton City Developers Pvt. Ltd.

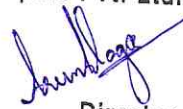
[Signature]
Director



Villa – 41 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 42 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 43 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 45 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 46 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 47 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 48 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 50 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 51 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 52 Completed



For Cotton City Developers Pvt. Ltd.

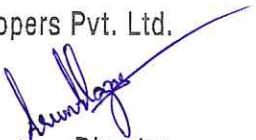

Director



Villa – 54 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 55 Completed



For Cotton City Developers Pvt. Ltd.

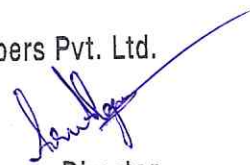

Director



Villa – 56 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 57 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 58 Completed

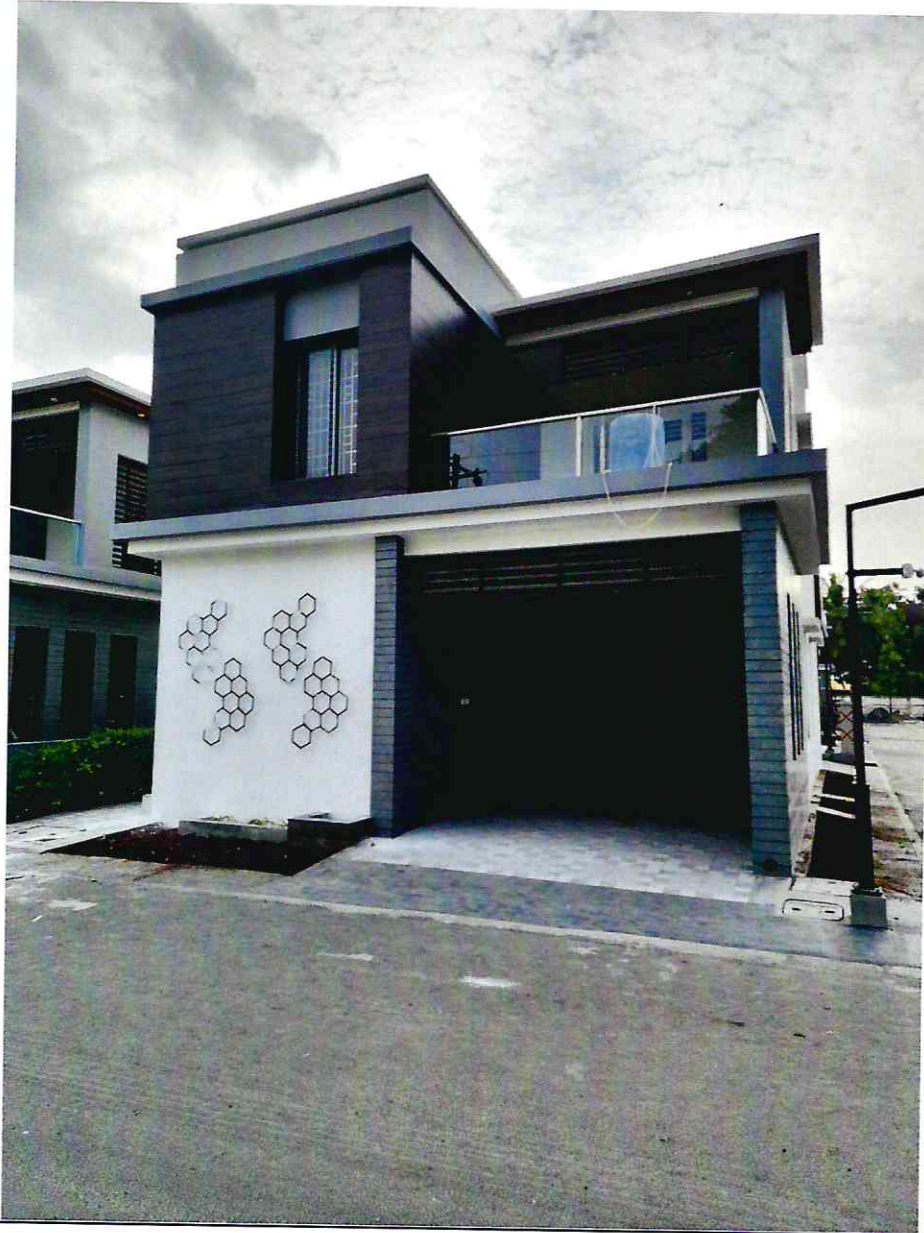


For Cotton City Developers Pvt. Ltd.

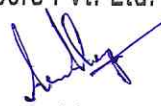
A handwritten signature in blue ink, appearing to read "Santosh".
Director



Villa – 59 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 60 Completed

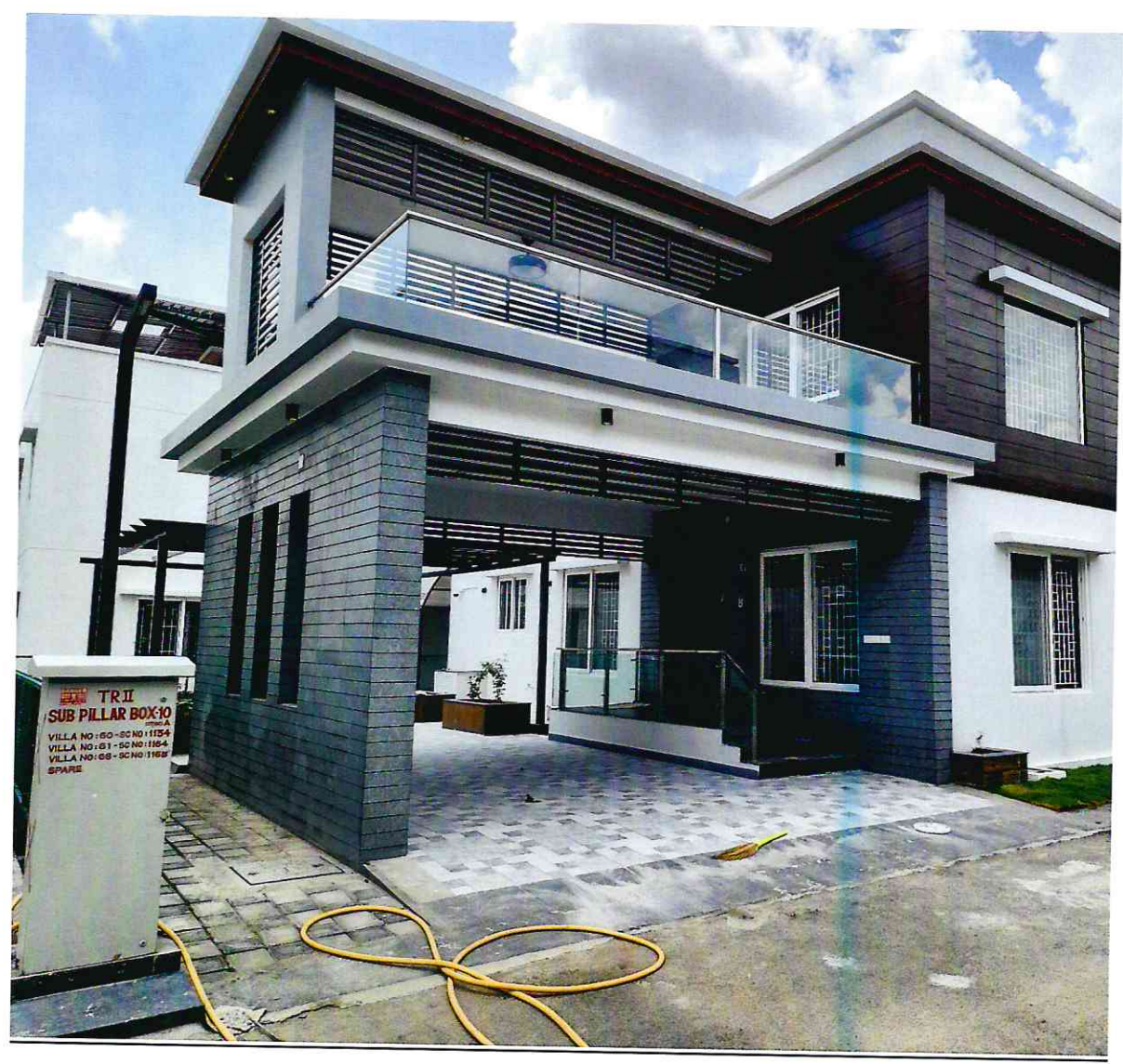


For Cotton City Developers Pvt. Ltd.


Director



Villa – 61 Completed



For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Villa – 64 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 65 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 66 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 67 Completed



For Cotton City Developers Pvt. Ltd.

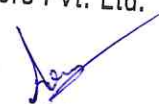

Director



Villa – 68 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 69 Completed

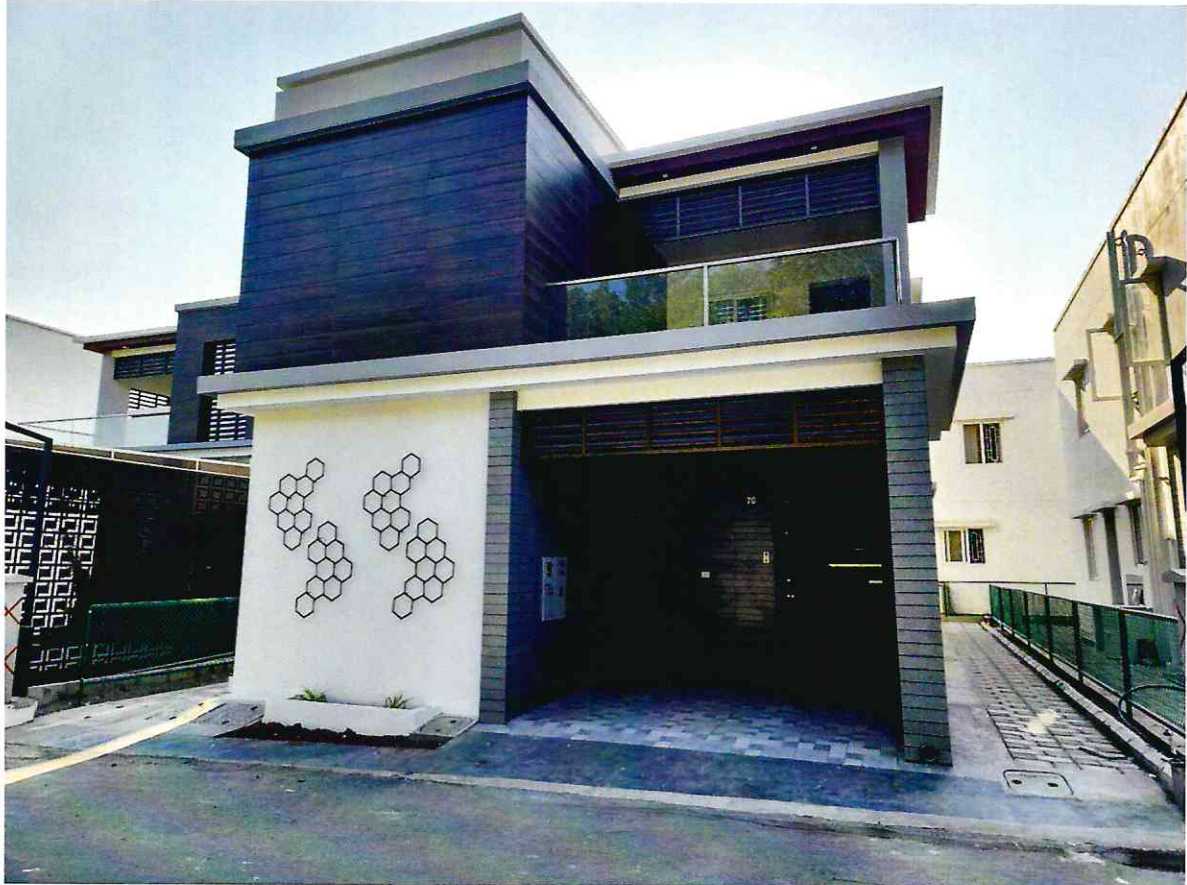


For Cotton City Developers Pvt. Ltd.


Director



Villa – 70 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 72 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 73 Completed



For Cotton City Developers Pvt. Ltd.

Signature
Director



Villa – 74 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 75 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 76 Completed



For Cotton City Developers Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Sankar", is written over the word "Director".
Director



Villa – 77 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 78 Completed



For Cotton City Developers Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Sankar Das", is written over the word "Director".
Director



Villa – 79 Completed



For Cotton City Developers Pvt. Ltd.

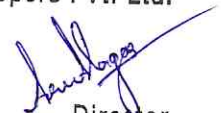

Director



Villa – 81 Completed



For Cotton City Developers Pvt. Ltd.


Director



Villa – 82 Completed

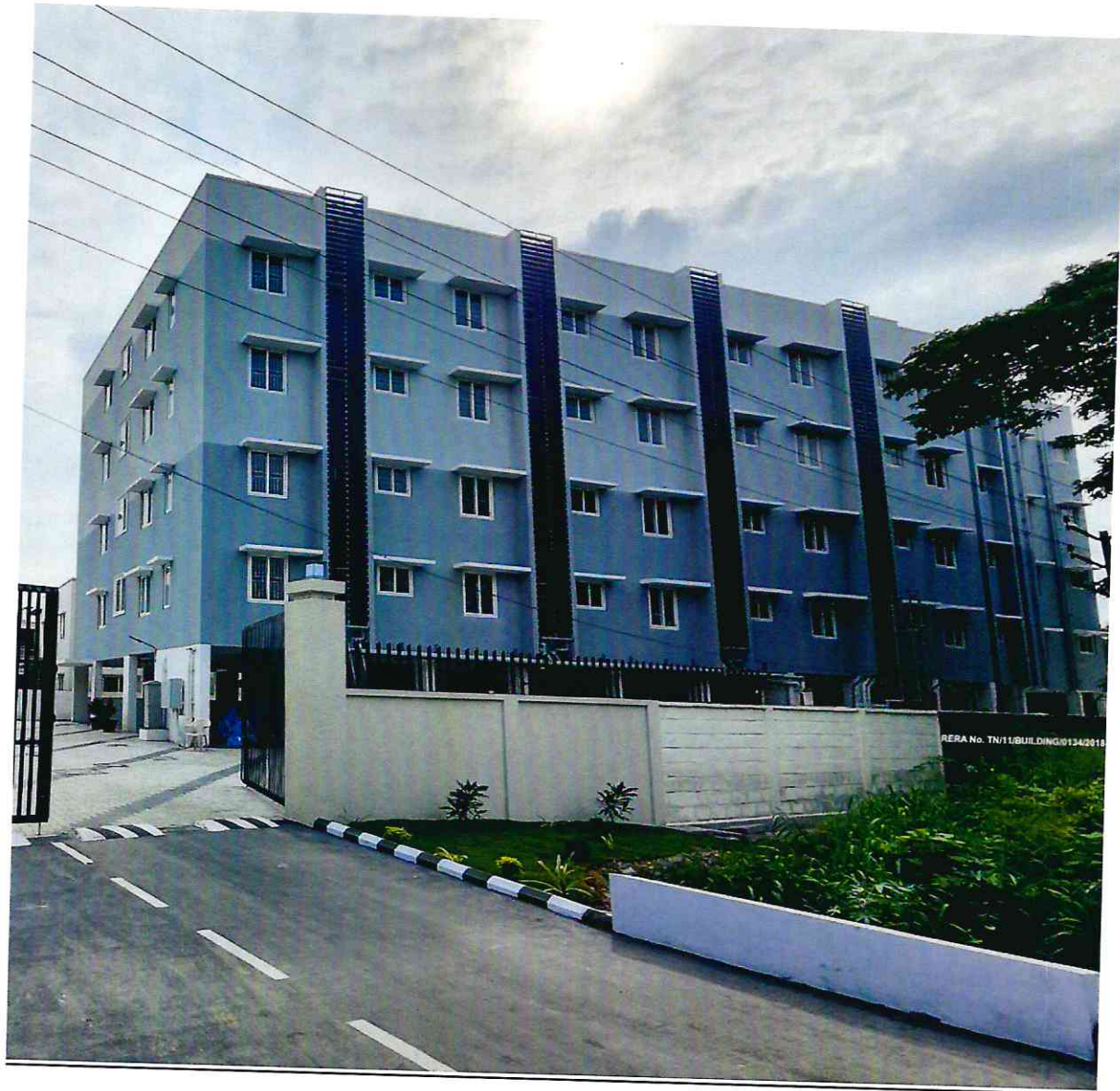


For Cotton City Developers Pvt. Ltd.


Director



Apartment - Completed



For Cotton City Developers Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Sankar", is written over the word "Director".
Director



Clubhouse - Completed



For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Gymnasium



For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Indoor Games

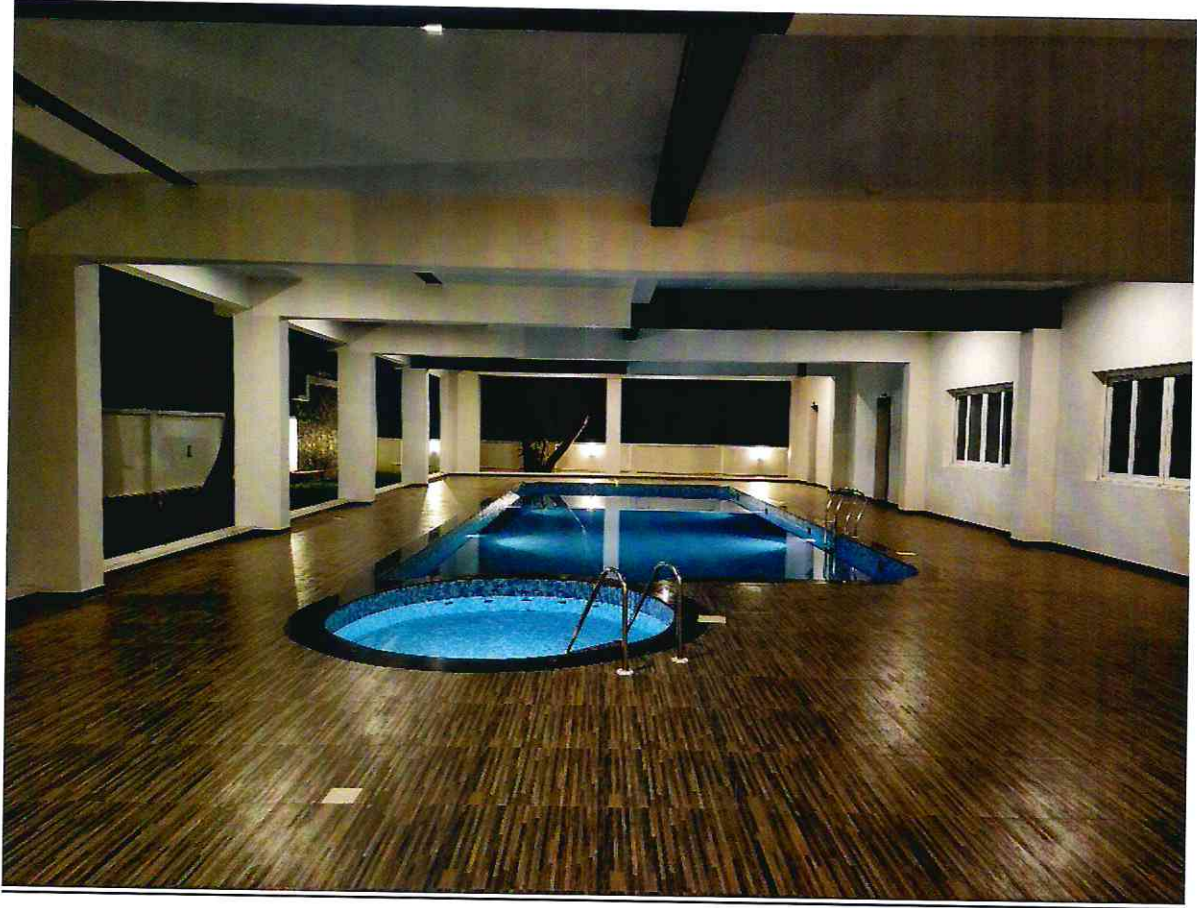


For Cotton City Developers Pvt. Ltd.

[Signature]
Director



Indoor Swimming Pool



For Cotton City Developers Pvt. Ltd.


Director



Billiards Table



For Cotton City Developers Pvt. Ltd.


Director



Community Hall



For Cotton City Developers Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Sundhara", is written over the word "Director".

Director



Road works - Completed



For Cotton City Developers Pvt. Ltd.


Director



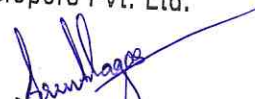
Children's Play Area



Badminton Court



For Cotton City Developers Pvt. Ltd.


Director

Tennis Court



Football Ground

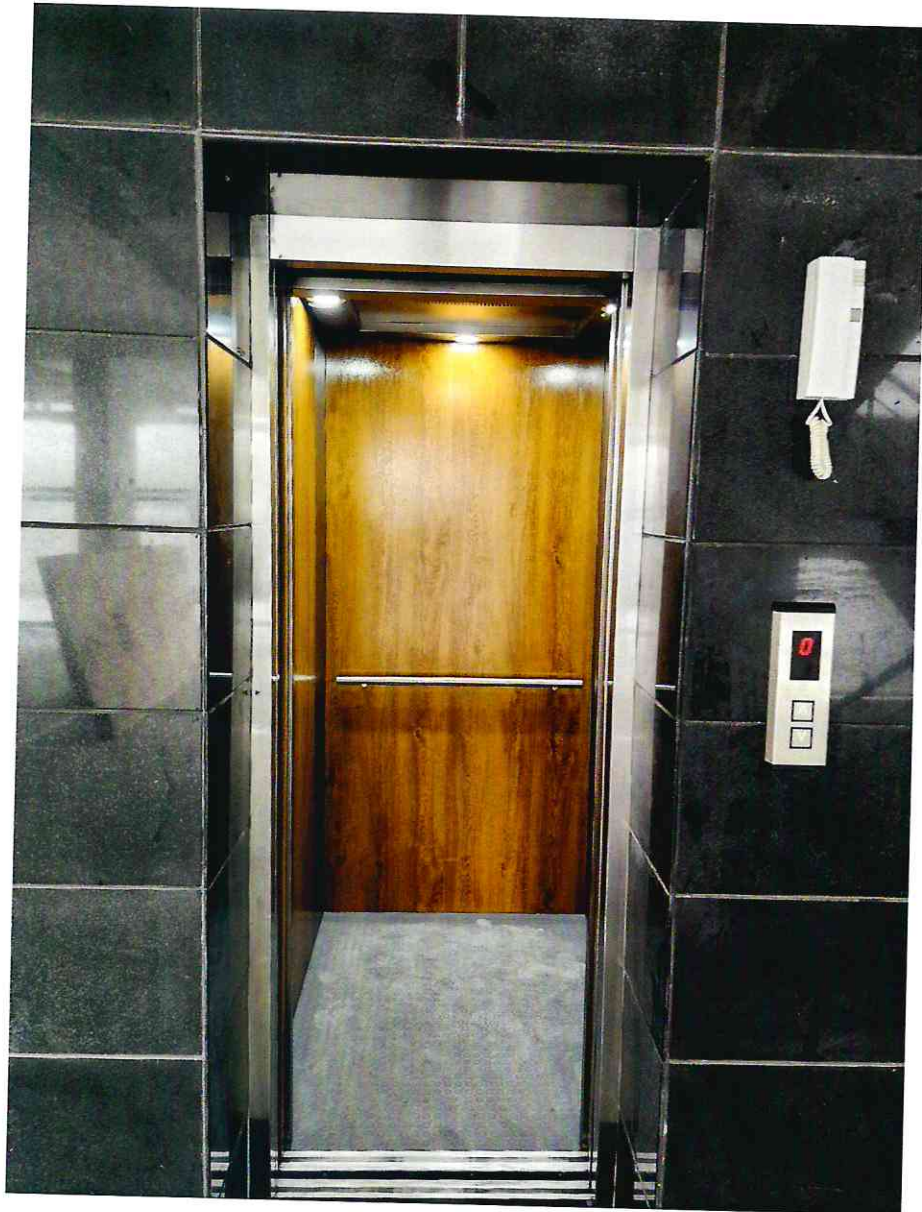


For Cotton City Developers Pvt. Ltd.


Director



Apartment Lift



For Cotton City Developers Pvt. Ltd.


Director



SUNDAR SUNDARAM ARCHITECTS

H.O. : RENAISSANCE TERRACE
126 - A, THIRUGNANASAMBANDAM ROAD
RACE COURSE, COIMBATORE - 641 018
PHONE / FAX : 2220047, 2220645
E-MAIL : ssarchcbe@gmail.com
ssarchcbe@yahoo.com

B.O. : ● 15, SATHY ROAD, ERODE - 638 003
PH : 2216755, 2223195
● 34, SABARI SALAI, BINNY COMPOUND
TIRUPPUR - 641 601, PH : 2245647

FORM - 4A ARCHITECT'S CERTIFICATE

(To be furnished on completion of Building)

Date: 03/08/2023

To
Cotton City Developers Pvt Ltd
1029, Avinashi Road (Opp P.R.S),
Coimbatore 641 018
Tamil Nadu

Subject: Certificate of Completion of Construction Work of the project Manchester Cottoncity (TNRERA Registration Number: TN/11/Building/0134/2018) situated on Survey no. 410/2E, 418/2, 419/1A2, 419/1B and 420/3B demarcated by its boundaries (latitude and longitude of the end points) 11°04'18.9 to the North, 76°57'12.2 to the East, of Vellakinar Village, Coimbatore North Taluk, Coimbatore district PIN 641 029 measuring 30702 sq.mts. area being developed by M/s.Cotton City Developers Pvt Ltd

Sir,

We have undertaken assignment as Architect of certifying completion of Construction Work of residential building situated in Survey no. 410/2E, 418/2, 419/1A2, 419/1B and 420/3B of Vellakinar Village, Coimbatore North Taluk, Coimbatore District, PIN 641 029 measuring 30702 sq.mts.area being developed by M/s Cotton City Developers Pvt Ltd

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

- (i) M/s/Thiru/Tmt. Sundar Sundaram Architects as Architect/Engineer
- (ii) M/s/Thiru/Tmt. Sundar Sundaram Architects as Structural Consultant
- (iii) M/s/Thiru/Tmt. Sundar Sundaram Architects as MEP Consultant
- (iv) M/s/Thiru/Tmt. Sundar Sundaram Architects 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 the project Manchester Cottoncity Comprising Villa

Nos.1,2,3,4,5,6,7,9,10,11,12,14,15,16,18,19,20,21,22,23,24,25,27,28,29,30,31,32,33,34,36,37,38,39
40, 41,42,43,45,46,47,48,49,50,51,52,54,55,56,57,58,59,60,61 63,64,65,66,67,68

69,70,72,73,74,75,76,77,78,79,81,82 and Manchester Cottoncity Apartments comprising of 48 Apartments have been completed in all aspects as per the planning permission issued by the Competent authority and building permission issued by the local body concerned. The Manchester Cottoncity Building is granted Completion Certificate bearing number ...Not Applicable... dated ...NA... by Not Applicable. (Competent Authority)

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of Architect with (CA No.



M. BHUVANASUNDAR

B.Arch., M.B.E.M., A.I.I.A., A.I.I.D.,

Registered Architect, Regd. No. CA/86/10288

SUNDAR SUNDARAM ARCHITECTS

126-A, Thiruganasambandam Road
RACE COURSE, COIMBATORE - 641018.



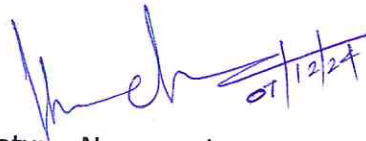
FORM-4B**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

I/We BA. KANNA CHOCKKALINGAM have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower Manchester Cottoncity and Manchester Cottoncity Apartments of the building comprising of Villas (Ground Floor + First Floor) ; Apartments (Basement +Stilt Floor+ First Floor to 4th Floor) floors situated in the land bearing Survey Number/s 410/2E, 418/2, 419/1A2, 419/1B and 420/3B /Door No. Coimbatore, Vellakinar Village.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

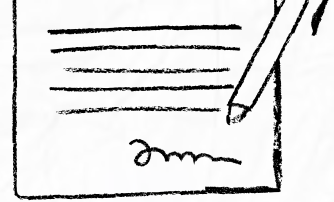
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,



Signature, Name and seal
of the Registered Structural Engineer

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



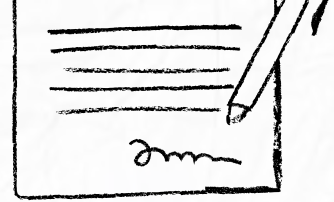
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

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



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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