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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	CANARA BANK OFFICERS' UNION (Regd) Affiliated To ALL INDIA BANK OFFICERS' ASSOCIATION
Project Name	:	CBOU ENCLAVE- GRAND HILLS
Project Registration No	:	1)TN/11/BUILDING/0245/2018 DT 24 7 2018 2) TN/11/BUILDING/0342/2018 DT 19 11 2018
Quarter Ending	:	SEPTEMBER 2022

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)	104	170032 Sq ft
2.	Parking Lots	104	N A
3.	UDS Registered in Sq.m.	98	5714.20 Sq mt

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	BLOCK A BLOCK B BLOCK C BLOCK D BLOCK E	* Please see annexure-I on Status
2.	Status of common Amenities for each Block/Tower, Item wise	BLOCK A BLOCK B BLOCK C BLOCK D BLOCK E	** Please see annexure –II

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical BLOCK –A BLOCK –B BLOCK-C BLOCK-D BLOCK -E	80% 85% 100% 100% 40%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	550 lacs

C. Details of Clearances

1. Completion Certificate No **N A** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) **N A**(in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ENCLOSED (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ENCLOSED (in PDF Format)

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

ANNEXURE –I

STAGE OF CONSTRUCTION OF EACH BLOCK – FLAT WISE

BLOCK A- 24 FLATS

All Civil works completed except the following works

- 1. Fixing of Floor and wall tiles in 22 flats (tiles are available at the site as fully paid inventory)**
- 2. Fixing of Sanitary Wares**
- 3. Providing Doors and Windows(Windows PVC are ready with supplier)**
- 4. Providing Lift (machineries are available to be erected/assembled at the space)**
- 5. Providing two coats of interior and exterior colour wash**
- 6. Completion of Water tank and Weathering Course**
- 7. Plastering of unfinished walls in OTH area**
- 8. Electricity connection and Electrical wiring and fixing of switches**

Block B – 24 flats

All Civil works completed except the following works

- 1. Fixing of Floor and wall tiles in 11 flats (Tiles are available at the site as fully paid inventory)**
- 2. Fixing of Sanitary wares**
- 3. Providing Doors and Windows (Windows only shutters to be fixed)**
- 4. Providing two coats of interior and exterior colour wash**
- 5. Completing weathering course**
- 6. Electricity connection to individual flats with electrical wiring**
- 7. Lift assembled/erected at the space .to be made operational.**

Block C – 24 flats

Further to our earlier reports, the C Block flat owners have all got their flat keys and occupied their flats – As on date only one flat owner to pay dues and to get the keys

Block D – 32 flats

Further to our earlier reports, all except two owners got their keys and all occupied their flats -

Block E – 32 flats

All Roof Slabs upto the top floor completed.(stilt + 4 floors)

Only 12 flats were booked out of 32 flats . Out of 12 bookings , UDS of only 6 flats were registered.

ANNEXURE-II

STATUS OF COMMON AMENITIES FOR EACH BLOCK/TOWER

STP (latest model) is fully commissioned available for use to A to E.

Electricity Transformer available for A to E Blocks with 100 KVA power supply.

Pottable /Copious Borewell water from 2 Bore Wells available for all the flats A to E.

Individual Electricity connection available for 56 flats in C & D with common connection in C & D Block for corridor lighting and lift. Individual E B Tariff Cards are also issued in the names of the Individual consumers for 24 Flats in C Block and 32 flats in D Block.

Lifts are in operational in C & D Blocks and partially installed in Block B

Road from beginning to E Block available. Inter block road available in C & D Blocks

Street lights (solar lamps) available from Entrance upto E Block providing lighting at nights.

Security arrangements are provided by the promoter with two security guards one at day time and another at night time till date.

The flat owners have already formed a welfare association and the maintenance and security are to be undertaken by them.

Further as per the final orders of TNRERA dated 30/01/2020, the Tamil Nad Mercantile Bank Limited, TTK Road Branch to whom the property is mortgaged is UNABLE to sell the property and as much as 14 auctions have been conducted and there are no buyers for our property. Bank and the promoter are trying for private sale of the property which also has not resulted in the desired result

In May 2022, the owners of Block A and B formed a coordination committee and they have commenced to complete their flats by contributing additional funds from their own sources and the work is going on and expected to be completed by March 2023.



our services doesn't just end there



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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



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

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