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3/350/2 Mettukuppam,
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Project - Quarterly Progress Report

Promoter's Name	:	Silversky Builders LLP
Project Name	:	S&D Lakeside2
Project Registration No	:	TN/02/Building/0065/2018 dt 21.02.2018
Quarter Ending	:	30.06.2019

A. Sales

Sl. No.	Description	No.	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	Please refer attachment	
2.	Parking Lots	435	
3.	UDS Registered in Sq.m.	208	12490 Sq.m.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Please refer attachment	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Lift, Machine Room, Staircase, water Tank, Sump Tank	Completed

C. Details of Clearances

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

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

Note: Report the above particulars under "Registered Projects" in www.tnrra.in

S&D - LAKESIDE2 at PUZHAL	
Blocks	Work in progress - Jun 2019

A1	Completed
A2	Completed
A3	Completed
B	Completed
C	Completed
D1	Completed
D2	Completed
D3	Completed
E	Completed
F1	Completed
F2	Completed
F3	Completed



A1



A2



A3



B



C



D1



D2



D3



E



F1



F2



F3

COMPANY NAME :	SILVERSKY BUILDERS L L P NO. 52, PUZHAL - AMABATTUR ROAD, PUZHAL CHENNAI - 600 066
PROJECT NAME:	"S&D LAKESIDE 2"
LOCATION:	PUZHAL - AMABATTUR ROAD
DATA AS ON DATE:	30.06.2019

	SQFT SIZE	TOTAL UNIT	TOTAL SQFT	SOLD UNIT	SOLD SQFT	BAL SQFT	BAL UNIT
A1	1551	16	24816	7	10857	13959	9
	1626	20	32520	4	6504	26016	16
	1464	4	5856	0	0	5856	4
		40	63192	11	17361	45831	29
A2	1551	16	24816	14	21714	3102	2
	1626	20	32520	17	27642	4878	3
	1464	4	5856	1	1464	4392	3
		40	63192	32	50820	12372	8
A3	1551	16	24816	16	24816	0	0
	1626	20	32520	17	27642	4878	3
	1464	4	5856	4	5856	0	0
		40	63192	37	58314	4878	3
B	1382	24	33168	22	30404	2764	2
	1445	8	11560	6	8670	2890	2
		32	44728	28	39074	5654	4

C	1345	8	10760	8	10760	0	0
	1358	8	10864	4	5432	5432	4
	1370	16	21920	11	15070	6850	5
	1432	8	11456	7	10024	1432	1
		40	55000	30	41286	13714	10
F3	1014	24	24336	24	24336	0	0
F2	1014	24	24336	24	24336	0	0
F1	1014	24	24336	24	24336	0	0
		72	73008	72	73008	0	0
D3	584	8	4672	8	4672	0	0
	597	16	9552	15	8955	597	1
		24	14224	23	13627	597	1
D2	584	8	4672	8	4672	0	0
	597	16	9552	12	7164	2388	4
		24	14224	20	11836	2388	4
D1	584	8	4672	5	2920	1752	3
	597	16	9552	12	7164	2388	4
		24	14224	17	10084	4140	7
E	978	16	15648	11	10758	4890	5
		16	15648	11	10758	4890	5

TOTAL	TOTAL UNIT	TOTAL SQFT	SOLD UNIT	SOLD SQFT	BAL SQFT	BAL UNIT
	352	420632	281	326168	94464	71

LAST QUARTER SALES

BLOCK	TOTAL SQ.FT	TOTAL SOLD	APRIL/MAY JUNE-18	JULY/AUG SEP-18	OCT/NOV DEC-18	JAN/FEB	APRIL	MAY	JUNE
						Mar-19	2019	2019	2019
A	189576	126495	4728	6429	17250	12396	1626	1626	9531
B	44728	39074	4146		1445	2827			
C	55000	41286	1358	9503	9714	8257	5530	1345	6937
D	42672	35547	5321	1181	4179	2375	597	1168	
E	15648	10758		2934	1956	3912			978
F	73008	73008	3042	4056	2028	1014	1014		
	420632	326168	18595	24103	36572	30781	8767	4139	17446

**M/s. SILVERSKY BUILDERS LLP,
“THE LAKE SIDE 2,
PUZHAL, CHENNAI.
LENDERS INDEPENDENT ENGINEER REPORT.**

V. DINAKARAN & ASSOCIATES

Flat S1, Plot No : 17, (M.R. Foundation) Kathiravan Nagar, Velachery, Chennai - 600 042.

E-Mail : ve.dinaharaan@gmail.com

10.06.2019

To
M/s. Silversky Builders LLP,
52, Puzhal Ambattur Road,
Puzhal,
Chennai - 600 066.

Sir,

This is to certify that I have inspected the Vacant Land and Residential Buildings (Under Construction) by the name "THE LAKE SIDE 2" on 02.05.2019. Property located at No. 461/5, Puzhal to Ambattur Main road, Puzhal Village, Chennai - 600 066, belonging to M/s. Sugul & Damani Foundations., Chennai. The Progress of Completion is given for January, 2019 to March 2019.

TYPE A - 120 UNITS TYPE B - 32 UNITS TYPE C - 40 UNITS TYPE D - 72 UNITS
TYPE E - 16 UNITS TYPE F - 72 UNITS:

On the date of inspection (02.05.2019), it is observed that the total project of the flats of type here as follows.

TYPE A: Block A2 & A3 all the works finished. A1 Block - Final Coat Painting and Kitchen door fixing works is pending.

TYPE B: Block B all the works finished.

TYPE C: Block C all the works finished.

TYPE D: Block D1, D2, D3 all the works finished.

TYPE E: Block E all the works finished.

TYPE F: Block F1, F2 & F3 all the works finished.

The overall of the Project is 98% of the works has been completed

Details of Expenditure from January 19 to March 19:

1) Land Cost	= Rs. 30,19,16,400/-
2) Construction cost	= Rs. 11,58,69,199/-
3) Marketing & Advertising cost	= Rs. 57,35,595/-
TOTAL EXPENCE	= Rs. 42,35,21,194/-

Rs. 42,35,21,194/- (Rupees Forty Two Crores Thirty Five Lakhs Twenty One Thousand One Hundred and Ninety Four Only).

The Total Amount Spent for the Project Name "THE LAKE SIDE 2", at No. 461/5, Puzhal to Ambattur Main road, Puzhal Village, Chennai – 600 066, from January 19 to March 19 is Rs. 42,35,21,194/- (Rupees Forty Two Crores Thirty Five Lakhs Twenty One Thousand One Hundred and Ninety Four Only).

Details of the Projected Expenditure for the Next Quarter's as Expected:
April 19 to June 19:

1) Construction cost	= Rs. 11,65,75,286/-
TOTAL EXPENCE	= Rs. 11,65,75,286/-

Rs. 11,65,75,286/- (Rupees Eleven Crores Sixty Five Lakhs Seventy Five Thousand Two Hundred and Eighty Six Only).

The Total Amount Spent for the Project Name "THE LAKE SIDE 2", at No. 461/5, Puzhal to Ambattur Main road, Puzhal Village, Chennai – 600 066, from April 19 to June 19 is Rs. 11,65,75,286/- (Rupees Eleven Crores Sixty Five Lakhs Seventy Five Thousand Two Hundred and Eighty Six Only).

PLACE : Chennai
DATE : 10.06.2019

Er V.DINAKARAN
Government Approved Registered Valuer
Chartered Engineer and
Approved Panel Valuer of the State Bank of India



V. Dinakaran
Er. V. DINAKARAN, ME., F.I.E., F.I.V.
Chartered Engineer, Registered Valuer
(Reg No. 742/2010-2011)
Panel Valuer for State Bank of India
Cell: 9444020105

PHOTOS



PHOTOGRAPHS TAKEN DURING THE INSPECTION



PHOTOS



PHOTOGRAPHS TAKEN DURING THE INSPECTION





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/N-II/7850/2019

Dated:01-11-2019

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Group Development of 12 Blocks of Stilt Floor + 4 Floors Residential Building with 352 Dwelling Units and Creche and Health Care in Block – B at S.No.461/5 of Puzhal Village, Ambattur-Redhills Road, Puzhal, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/Spl.Bldg./243 A to M/2015 in letter No.B3/5090/2015, dated 09.09.2015 in Planning Permit No.9244
 2. Completion Certificate Application dated 10.05.2019
 3. EIA Compliance report issued by TNPCB in Lr. No.T2/TNPCB/F/AMB/RL/2019, dated 03.09.2019
 4. This office letter even no. dated 25.10.2019 addressed to the applicant.
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0014578, dated 29.10.2019.

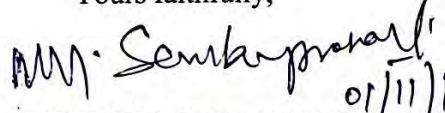
This is to certify that **M/s.Silversky Builders LLP** GPA of **M/s. Swagat Enterprises** have constructed of Group Development of 12 Blocks of Stilt Floor + 4 Floors Residential Building with 352 Dwelling Units and Creche and Health Care in Block – B at S.No.461/5 of Puzhal Village, Ambattur-Redhills Road, Puzhal, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./243 A to M/2015 in letter No.B3/5090/2015, dated 09.09.2015 in Planning Permit No.9244. The building 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 Completion Certificate is issued for the above construction in **C.C.No.EC/North-II/279 /2019, dated: 01-11-2019.**

/pto/

3. This 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,

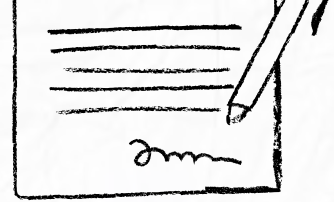

for **MEMBER-SECRETARY** 01/11/19

Copy to:

- 1 **M/s.Silversky Builders LLP**
GPA of M/s. Swagat Enterprises
No.7, Royala Towers
No.781, Anna Salai
Chennai – 600 002
- 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 (For Refund of SD for building, STP & DB)
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.



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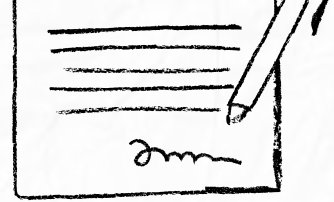
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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