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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. Skyroof Contractors and Developers
Project Name	:	"ALCAZAR"
Project Registration No.	:	TN / 29 / Building /0177/ 2019
Project Registration Date	:	30.10.2019
Project Completion Date	:	December 2020
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	Yes Bank
Bank Branch	:	T.Nagar Branch
Bank A/c No.	:	041872400000042

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	NIL
Amount withdrawn from the RERA A/c from the date of opening	:	NIL
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	16	1508.20
	b) UDS Registered	16	867.00

7, Nethaji Street, Saidapet (West), Chennai 600 015, India.

For SKY ROOF CONTRACTORS & DEVELOPERS

T : +91 - 44 - 43859073 / M: +91 - 90031 88888 / 9095599999 / E: skyroofchennai@gmail.com / gokul@skyroofcontractors.com

www.skyroofcontractors.com

Proprietor

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	1A(Promoter)	YES	YES
2	2A(Promoter)	YES	YES
3	3A(Promoter)	YES	YES
4	4A(Promoter)	YES	YES
5	1B(Land Owners)	YES	YES
6	2B(Promoter)	YES	YES
7	3B(Land Owners)	YES	YES
8	4B(Land Owners)	YES	YES
9	1C(Land Owners)	YES	YES
10	2C(Land Owners)	YES	YES
1	3C(Land Owners)	YES	YES
12	4C(Land Owners)	YES	YES
13	1D(Land Owners)	YES	YES
14	2D(Land Owners)	YES	YES
15	3D(Land Owners)	YES	YES
16	4D(Land Owners)	YES	YES

For SKY ROOF CONTRACTORS & DEVELOPERS

Proprietor

B. Construction

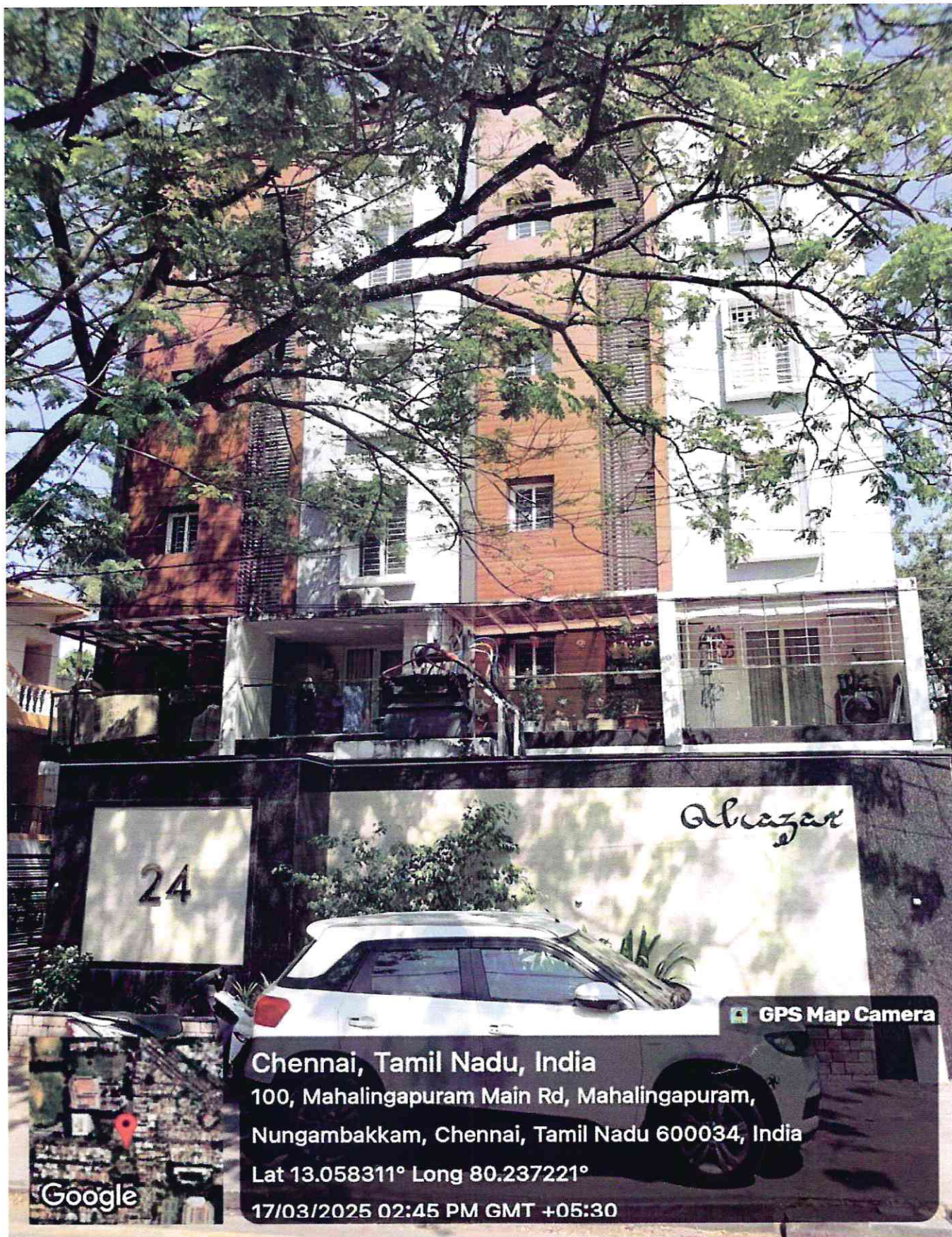
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block 1	100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100% Completed
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.410 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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

For SKY ROOF CONTRACTORS & DEVELOPERS


Proprietor



24

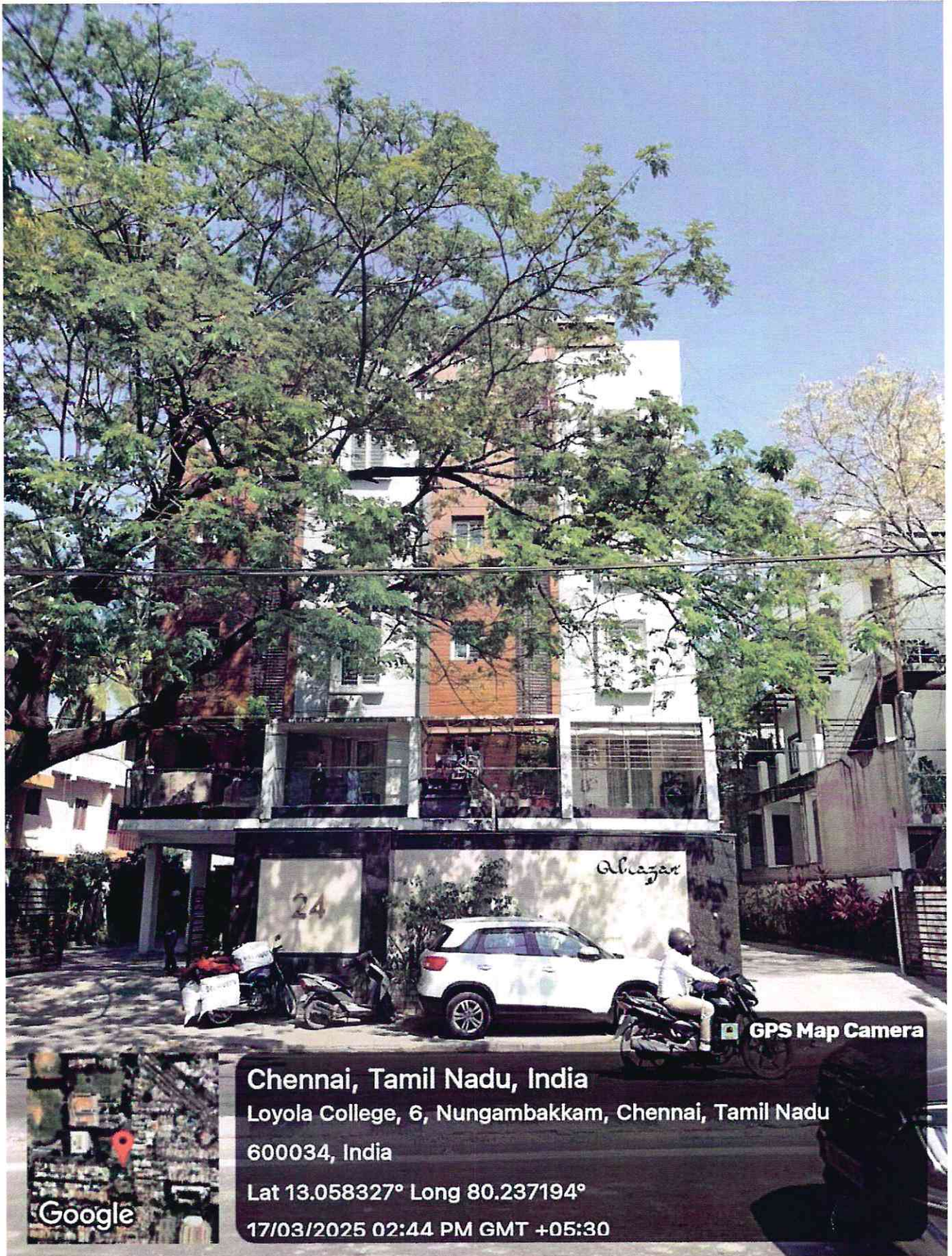
Alvazar

GPS Map Camera

Chennai, Tamil Nadu, India
100, Mahalingapuram Main Rd, Mahalingapuram,
Nungambakkam, Chennai, Tamil Nadu 600034, India
Lat 13.058311° Long 80.237221°
17/03/2025 02:45 PM GMT +05:30

Google

84



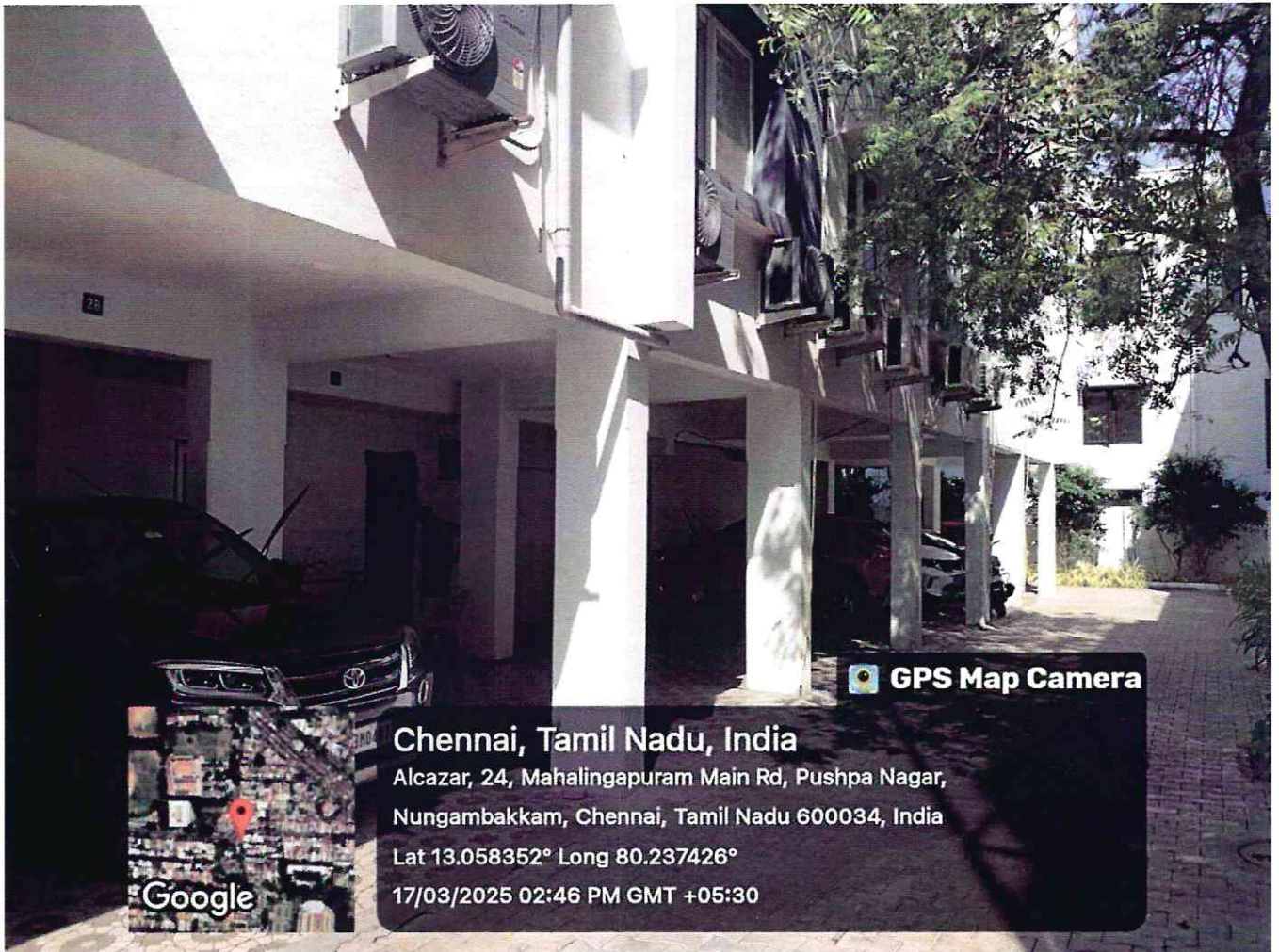
Chennai, Tamil Nadu, India
Loyola College, 6, Nungambakkam, Chennai, Tamil Nadu
600034, India
Lat 13.058327° Long 80.237194°
17/03/2025 02:44 PM GMT +05:30



GPS Map Camera



ai



93



Johnson
Maximum Load
6 Persons, 408 Kgs.



Johnson

GPS Map Camera



Google

Chennai, Tamil Nadu, India

27/98, Pushpa Nagar Main Rd, Pushpa Nagar, Nungambakkam,

Chennai, Tamil Nadu 600034, India

Lat 13.058264° Long 80.237451°

17/03/2025 02:47 PM GMT +05:30

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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/NHRB/C/0273/2021

Dated: 25-11-2021

Sir,

Sub: CMDA - Enforcement Cell (Central -I) - Completed construction of Stilt + 4 floors residential building with 16 dwelling units at Old Door No.13/2, 13/3 & 25, New Door No.23/2, 24 & 26, Mahalingapuram Main Road (Pushpa Nagar Main Road), Nungambakkam, Chennai 600 034 comprised in Old R.S. No.603, 603/1 part, 603/3, & 603/5 (as per doc.), New R.S.No.581/7, 582,583/1 & 583/2 (as per patta), Block No.34 of Nungambakkam Village, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/Spl.Bldg./190 /2017, Permit No.11435 in letter No. BC1/3826/2017 dated 05.07.2017.
 2. TNRERA project registration certificate vide No.TN/29/ Building/0177/2019 in letter No.TNRERA/ 4680/2019 dated 30.10.2019.
 3. Completion Certificate application from M/s. Sky Roof Contractors and Developers, rep. by Thiru G.K.V. Gokula Krishna dated 20.09.2021.
 4. This office letter even no. dated 04.10.2021 addressed to the Applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0020255, dated 29.10.2021.

This is to certify that M/s. Sky Roof Contractors and Developers, rep. by thiru G.K.V. Gokula Krishna have constructed Stilt + 4 floors residential building with 16 dwelling units at Old Door No.13/2, 13/3 & 25, New Door No.23/2, 24 & 26, Mahalingapuram Main Road (Pushpa Nagar Main Road), Nungambakkam, Chennai 600 034 comprised in Old R.S. No.603, 603/1 part, 603/3, & 603/5 (as per doc.), New R.S.No.581/7, 582,583/1 & 583/2 (as per patta), Block No.34 of Nungambakkam Village, within the limit of Greater Chennai Corporation. CMDA sanctioned in Planning Permission No. B/Spl.Bldg./190 /2017, Permit No.11435 in letter No. BC1/3826/2017 dated 05.07.2017. 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.

For Sky Roof Contractors and Developers

Proprietor

Scanned by TapScanner

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I / 308 /2021, dated: 25 -11-2021.

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,

P. S. Mani Chandra
27/11/2021

for MEMBER-SECRETARY

AB
29.11.21

Copy to:

- ✓ 1 M/s. Sky Roof Contractors and Developers
Rep. by Mr. G.K.V. Gokula Krishna
No.23/1, Nethaji Street
Saidapet, Chennai 600 015
- 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 & DB)
4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

(TNRERA project registration
certificate vide No.TN/29/
Building/0177/2019 in letter
No.TNRERA /4680/2019 dated
30.10.2019)

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.

For SkyRoof Contractors and Developers
[Signature]
Proprietor

Class-1A Panel of Private Practicing Engineer, Chennai Dist. | | Structural Engineer |
Registered Valuer under Companies Act | Approved Valuer | Income Tax Valuer | Chartered Engineer | Licensed Surveyor

FORM-4A**ARCHITECT'S CERTIFICATE**

(To be furnished on completion of building)

Date: 11-10-2024

To
M/s. Skyroof Contractors and Developers,
No. 7, Nethaji Street,
Saidapet (West), Chennai – 600 015.

Subject: Certificate of Completion of Construction Work of **Stilt Floor + 4 Floors, ALCAZAR** Building Project (TNRERA Registration Number TN/29/Building/0177/2019 dated 30-10-2019) situated on the Land bearing **Old Door No.13/2, 13/3 & 25, New Door No. 23/2, 24 & 26, Mahalingapuram Main Road, (Pusha Nagar Main Road) Nungambakkam, Chennai – 600034** comprised in Old S.No.603, 603/1 pt, 603/3, 603/5 (as per doc) New RS.Nos.581/7, 582, 583/1 & 583/2 (as per Patta) Block No.34 of Nungambakkam Village, Chennai., Tamil Nadu State, demarcated by its boundaries (latitude and longitude of the end points) 13°03'30.4"N 80°14'15.2"E to the North 13°03'29.8"N 80°14'15.2"E to the South 13°03'30.1"N 80°14'15.8"E to the East 13°03'30.2"N 80°14'14.5"E to the West of 110 Division, IX Zone, 34 Block Nungambakkam Village Chennai District PIN 600034 measuring 876 sq.mts. area being developed by M/s. Skyroof Contractors and Developers.

Sir,

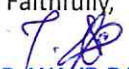
We have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **ALCAZAR** Building situated on the **Old Door No.13/2, 13/3 & 25, New Door No. 23/2, 24 & 26, Mahalingapuram Main Road, (Pusha Nagar Main Road)** of 110 Division, IX Zone, 34 Block Nungambakkam Village Chennai District 600034 PIN measuring 876 sq.mts. area being developed by M/s. Skyroof Contractors and Developers.

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

- (i) M/s. Anand Associates, Er. P. ANAND RAJU, M.E. (Structural), F.I.V., as Architect/Engineer
- (ii) M/s. Anand Associates, Er. P. ANAND RAJU, M.E. (Structural), F.I.V., as Structural Consultant
- (iii) M/s. Anand Associates, Er. P. ANAND RAJU, M.E. (Structural), F.I.V., as MEP Consultant
- (iv) Thiru M. RAMESH KUMAR, B.E., as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **Stilt Floor + 4 Floors, ALCAZAR** Building has 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 ALCAZAR Building is granted Completion Certificate bearing number **CC. No. EC/Central/308/2021** dated 25/11/2021 by CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY.

Yours Faithfully,


Er. P. ANAND RAJU**Registered Engineer Grade - I (RE)****CMDA No: RE/GR-I/2024/02/006****Flat No:2, First Floor, S-133, S-Block****6th Main Road, Anna Nagar, Chennai - 600 040****Ph/Fax: 044 42643214, Cell: 9840488820****E-Mail: aanandassociate@gmail.com**

Flat No. 2, 1st Floor, Door No. S-113, S Block, 6th Main Road,
(Ayappan Temple Road) Anna Nagar, Chennai - 600 040; Mobile : 98404 88820, 98844 88820
Tel / Fax : 044-42643214, 42106868, Email : aanandassociate@gmail.com

Class-1A Panel of Private Practicing Engineer, Chennai Dist. | | Structural Engineer |
Registered Valuer under Companies Act | Approved Valuer | Income Tax Valuer | Chartered Engineer | Licensed Surveyor

FORM-4B

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

I, **Er. P. ANAND RAJU, M.E. (Structural), F.I.V.,** have undertaken assignment as Structural Engineer for the detailed design and construction of the building **ALCAZAR** comprising of **Stilt + 4 Floors** situated in the land bearing **Old Door No.13/2, 13/3 & 25, New Door No. 23/2, 24 & 26, Mahalingapuram Main Road, (Pusha Nagar Main Road) Nungambakkam, Chennai – 600034** comprised in Old S.No.603, 603/1 pt, 603/3, 603/5 (as per doc) New RS.Nos.581/7, 582, 583/1 & 583/2 (as per Patta) Block No.34 of Nungambakkam Village, Chennai., Tamil Nadu State.

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.

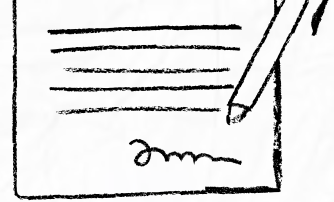
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,



Er. P. ANAND RAJU

Registered Structural Engineer Grade - I (SE)
CMDA No: SE/GR-I/2024/02/004
Flat No:2, First Floor, S-133, S-Block
6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488820,
E-Mail: aanandassociate@gmail.com



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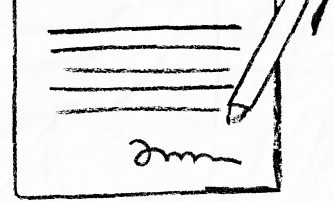
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Zoning & Land Use Analysis

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,
OMR Thoraipakkam,
Chennai, India

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