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SRICHAKRA

BUILDERS AND DEVELOPERS PVT. LTD.

Project - Quarterly Progress Report

Promoter's Name	:	Srichakra Builders and Developers Pvt.Ltd.
Project Name	:	"SATHYAM"
Project Registration No	:	TN/29/Building/0245/2019 dt.30.12.2019
Project Registration Date	:	30.12.2019
Project Completion Date	:	CC Date - 18.08.2021
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	Indian Bank
Bank Branch	:	North Usman Road Branch
Bank A/c No.	:	6827105773

Amount collected from the allottees and deposited in the RERA A/c	:	Rs.11,75,89,313/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.11,75,89,313/-
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked size wise (As given in Carpet Area Statement while registering)	8 Units	1345.24 Sq.m.
	b) UDS Registered in Sq.m.	8 Units	650.32 Sq.m.

for SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.


Director

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1-A (For Sale)	Yes	Yes
2.	1-B (Land Owner's Flat)	Yes	Yes
3.	2-A (Land Owner's Flat)	Yes	Yes
4.	2-B (For Sale)	Yes	Yes
5.	3-A (For Sale)	Yes	Yes
6.	3-B (Land Owner's Flat)	Yes	Yes
7.	4-A (For Sale)	Yes	Yes
8.	4-B (For Sale)	Yes	Yes

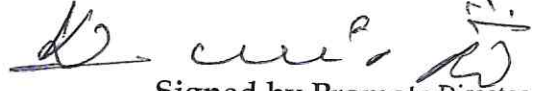
B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	ONE	100%
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%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	300 Lakh
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)- Enclosed

for SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.


Signed by Promoter/Director

SATHYAM



GPS Map
Camera Lite

22-57, 22-57, RK Shanmugam Salai, Goutham Colony, Sector 2, K. K.
Nagar, Chennai, Tamil Nadu 600083, India

Latitude

13.03900541°

Longitude

80.20178844°

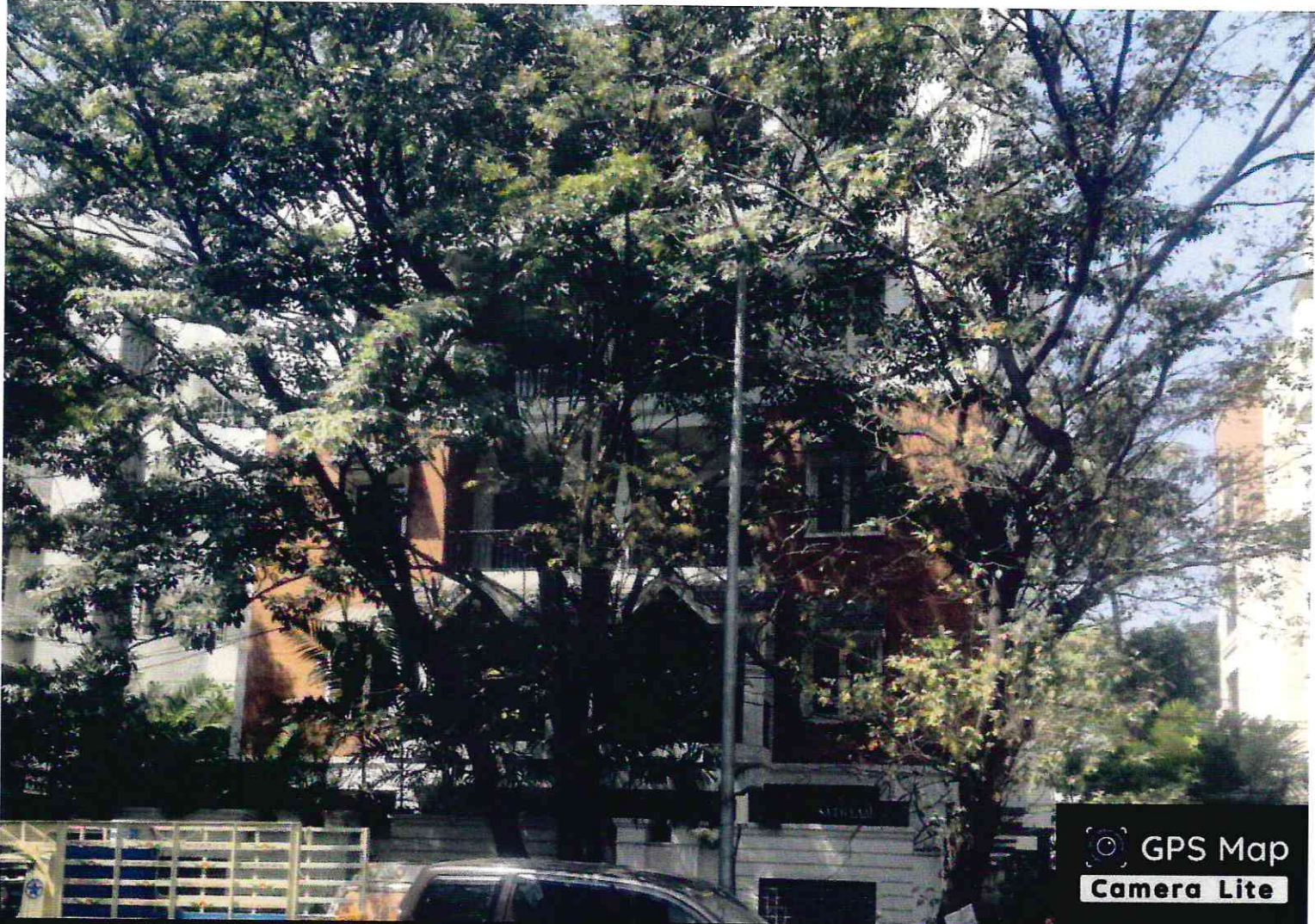
Local 11:20:06 AM

GMT 05:50:06 AM

Altitude 18 meters

Thursday, 13.02.2025

SATHYAM



GPS Map
Camera Lite

57/22, RK Shanmugam Salai, Goutham Colony, Sector 5, K. K. Nagar,
Chennai, Tamil Nadu 600078, India

Latitude

13.03914679°

Longitude

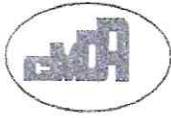
80.20183468°

Local 11:20:29 AM

GMT 05:50:29 AM

Altitude 18 meters

Thursday, 13.02.2025



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Phone : 28414855

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/138/2021

Dated: 18-08-2021

Sir, Madam,

Sub: CMDA - Enforcement Cell (Central-II) - Completed construction of Stilt Floor + 4 Floors, Residential Building with 8 dwelling units with premium FSI at New Door No. 33, R.K. Shanmugam Salai, K.K. Nagar, Chennai, comprised in Old S. Nos. 419/1 (Part), 394 (Part), T.S. No. 154, Block No. 138 of Kodambakkam Village within the Limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref: 1) CMDA issued Planning Permission No. B/Spl.Bldg./160/2018 Permit No. 12169 in letter No. BC1/11753/2017 dated 18.07.2018.
2) TNRERA registration of project in Reg. No. TN/29/Building/0245/2019 vide Letter No. TNRERA/6909/2019 dated 30.12.2019.
3) Completion Certificate Application from Thiru. K. Srinivasa Rao (GPA) dated 29.04.2021.
4) This Office Letter even No. dated 11.06.2021.
5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0019240 dated 15.06.2021.
6) TNRERA Letter No. TNRERA/3223/2021 dated 13.08.2021 for Extension of registration of project valid upto 31.08.2021.

This is to certify that Thiru. K. Srinivasa Rao (GPA) have constructed Stilt Floor + 4 Floors, Residential Building with 8 dwelling units with premium FSI at New Door No. 33, R.K. Shanmugam Salai, K.K. Nagar, Chennai, comprised in Old S. Nos. 419/1 (Part), 394 (Part), T.S. No. 154, Block No. 138 of Kodambakkam Village within the Limit of Greater Chennai Corporation sanctioned vide Planning Permission No. B/Spl.Bldg./160/2018 Permit No. 12169 in letter No. BC1/11753/2017 dated 18.07.2018. It was inspected and observed that the building has been completed as per approved plan and satisfies the CC Norms as per Office order No. 1/2010 dated 21.01.2010.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/C-II/221/2021 dated 18-08-2021.

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.

P.T.O.

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. S. S. S. S.

18/8/2021
for MEMBER-SECRETARY

18/8/2021

Copy to:

1. ✓ Thiru. K. Sreenivasa Rao (GPA)
Old No. 65 - C, New No. 38 - C,
R.K. Shanmugam Salai, K.K. Nagar,
Chennai - 600 078.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008
3. The Deputy Financial Analyst,
Finance Division, CMDA (For refund of Security Deposit for Building and
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.

FORM-4A

ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date :
Date:-19.11.2024

To

M/s. Srichakra Builders And Developers Pvt. Ltd.
Old No.65-C, New No.38-C, R K Shanmugam Salai,
K K Nagar, Chennai - 600078.

Subject: Certificate of Completion of Construction Work of Building/ Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0245/2019 dated 30.12.2019) situated on the Land bearing Old Survey no.419/1 Part, 394 Part, T.S.No.154, Block No.138, **Old Door No.47, New No.33, "SATHYAM", R K Shanmugam Salai, K K Nagar, Chennai - 600078.**, demarcated by its boundaries (latitude and longitude of the end points) 13.039247848064655, 80.20156205625258 to the North 13.039071, 80.201548 to the South 13.039143, 80.201683 to the East 13.039191667478976, 80.201440686308 to the West of Division Kodambakkam Village, Mambalam Taluk, Chennai District, PIN-600078., measuring 650.32 Sq.mts. area being developed by M/s. Srichakra Builders And Developers Pvt. Ltd.

Sir,

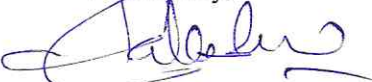
We have undertaken the assignment as Architect for certifying the completion of Construction Work of Building/Block/Tower of the Building situated on the Old Survey no.419/1 Part, 394 Part, T.S.No.154, Block No.138, **Old Door No.47, New No.33, "SATHYAM", R K Shanmugam Salai, K K Nagar, Chennai - 600078.**, of Division Saligramam Village, Mambalam Taluk, Chennai District, PIN-600026., measuring 650.32 Sq.mts. area, being developed by M/s. Srichakra Builders And Developers Pvt. Ltd.

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

- (i) M/s. C.SUBBARAO ASSOCIATES as Architect
- (ii) Thiru. P.RAMAN as Structural Consultant
- (iii) Thiru. K DHANASEKARAN as Engineer

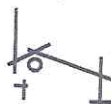
3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that Building/Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Building/ Block of the Building is granted Completion Certificate bearing number CC.No.EC/C-II/221/2021 dated 18.08.2021 by Chennai Metropolitan Development Authority.

Yours Faithfully,


Signature & Name

C. SUBBA RAO B.Arch., A.I.I.A.
COA REG. No. CA/82/6834
No.1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
MDA REG. No. RA/Gr.I/19/03/049
GCC REG. No. RA100222019

C.SUBBARAO - CA No.82/6834



C. SUBBA RAO ASSOCIATES
A R C H I T E C T S

(11)

A.K. CONSULTANT
STRUCTURAL DESIGN CONSULTANT.
S.S Manian's Apartment,
5/13, Thambiah Road Extn.,
West mambalam,
Chennai- 600 033.

Phone: 044-43512027

E-mail: akconsultant.str@yahoo.com

FORM-4B

19.11.2024

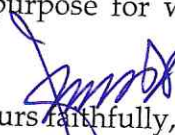
**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED
STRUCTURAL ENGINEER**
(To be furnished on completion of building)

I/We AK CONSULTANT have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower SINGLE BUILDING of the building comprising of Stilt + Four floors situated in the land bearing Old Survey no.419/1 Part, 394 Part, T.S.No.154, Block No.138, Old Door No.47, New No.33, "SATHYAM", R K Shanmugam Salai, K K Nagar, Chennai - 600078.

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,


E. S. S. MANIAN, B.E. (CIVIL), M.E. (Struct), M.I.E., C.Engg.,
Registered Structural Engineer Grade - I (SE)
CMDA Registration No: SE/GR - 1/19/02/006
S.S Manians Apartments,
No.5/13, Thambiah Road Extn.,
West Mambalam, Chennai-600 033.



our services doesn't just end there



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



NRI & Investment Services

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Compliance & Special Services

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



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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,
OMR Thoraipakkam,
Chennai, India

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