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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**CASA GRANDE COIMBATORE LLP**
Project Name	:	**CASAGRAND NEXTOWN**
Project Registration No.	:	**TN/11/BUILDING/061/2019**
Project Registration Date	:	**12-04-2019**
Project Completion Date	:	**31-12-2024**
Quarter Ending	:	**December - 2024**

RERA Separate Bank A/c Details

Bank Name	:	HDFC BANK
Bank Branch	:	Trichy Road Branch
Bank A/c No.	:	50200036032794

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.163.84 Crores
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.163.28 Crores
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

A. Sales

Sl.	Description	Cumulative No. of Units upto the Quarter	Total Area
1	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	**359**	**28014**
	b) UDS Registered	**313**	**24569**

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block 1	100% works completed
		Block 2	
		Block 3	
		Block 4	
		Block 5	
		Block 6	
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Club House	100% works completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Club House	100% works completed

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs 98.84 Crores
2.	Percentage of completion of Common Amenities	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs 4.12 Crores

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Date (Atleast from 2 angles) ATTACHED (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 CASA GRANDE COIMBATORE LLP

Authorised Signatory

2. Furnish the details Flat-wise

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	A101	YES	YES
2	A102	YES	YES
3	A103	YES	YES
4	A104	YES	YES
5	A105	YES	YES
6	A106	YES	YES
7	A108	YES	YES
8	A109	YES	YES
9	A110	YES	YES
10	A111	YES	YES
11	A201	YES	YES
12	A202	YES	NO
13	A203	YES	YES
14	A204	YES	YES
15	A205	YES	YES
16	A207	YES	YES
17	A208	YES	YES
18	A209	YES	YES
19	A210	YES	YES
20	A211	YES	YES
21	A301	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

22	A302	YES	NO
23	A303	YES	NO
24	A304	YES	YES
25	A306	YES	YES
26	A307	YES	YES
27	A308	YES	YES
28	A309	YES	NO
29	A310	YES	YES
30	A311	YES	YES
31	A401	YES	YES
32	A402	YES	YES
33	A403	YES	YES
34	A405	YES	YES
35	A406	YES	YES
36	A407	YES	YES
37	A408	YES	NO
38	A409	YES	YES
39	A410	YES	YES
40	A411	YES	YES
41	B101	YES	NO
42	B102	YES	YES
43	B103	YES	YES
44	B104	YES	YES
45	B105	YES	NO
46	B106	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

47	B108	YES	YES
48	B109	YES	NO
49	B201	YES	YES
50	B202	YES	YES
51	B203	YES	YES
52	B204	YES	YES
53	B205	YES	NO
54	B207	YES	YES
55	B208	YES	NO
56	B209	YES	YES
57	B301	YES	YES
58	B302	YES	NO
59	B303	YES	YES
60	B304	YES	YES
61	B306	YES	YES
62	B307	YES	YES
63	B308	YES	NO
64	B309	YES	NO
65	B401	YES	YES
66	B402	YES	YES
67	B403	YES	YES
68	B405	YES	YES
69	B406	YES	YES
70	B407	YES	YES
71	B408	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

72	B409	YES	YES
73	C101	YES	YES
74	C102	YES	YES
75	C103	YES	YES
76	C104	YES	YES
77	C105	YES	YES
78	C106	YES	YES
79	C108	YES	YES
80	C109	YES	YES
81	C201	YES	YES
82	C202	YES	YES
83	C203	YES	YES
84	C204	YES	YES
85	C205	YES	YES
86	C207	YES	YES
87	C208	YES	YES
88	C209	YES	NO
89	C301	YES	YES
90	C302	YES	YES
91	C303	YES	NO
92	C304	YES	YES
93	C306	YES	YES
94	C307	YES	YES
95	C308	YES	YES
96	C309	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

97	C401	YES	YES
98	C402	YES	YES
99	C403	YES	YES
100	C405	YES	YES
101	C406	YES	YES
102	C407	YES	YES
103	C408	YES	YES
104	C409	YES	YES
105	D101	YES	YES
106	D102	YES	YES
107	D103	YES	YES
108	D104	YES	YES
109	D105	YES	YES
110	D106	YES	YES
111	D108	YES	YES
112	D109	YES	YES
113	D201	YES	YES
114	D202	YES	YES
115	D203	YES	YES
116	D204	YES	YES
117	D205	YES	YES
118	D207	YES	YES
119	D208	YES	YES
120	D209	YES	YES
121	D301	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

122	D302	YES	YES
123	D303	YES	YES
124	D304	YES	YES
125	D306	YES	YES
126	D307	YES	YES
127	D308	YES	YES
128	D309	YES	NO
129	D401	YES	YES
130	D402	YES	YES
131	D403	YES	YES
132	D405	YES	YES
133	D406	YES	YES
134	D407	YES	YES
135	D408	YES	YES
136	D409	YES	YES
137	E101	YES	YES
138	E102	YES	YES
139	E103	YES	YES
140	E104	YES	NO
141	E105	YES	NO
142	E106	YES	YES
143	E108	YES	YES
144	E201	YES	YES
145	E202	YES	NO
146	E203	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

147	E204	YES	YES
148	E205	YES	YES
149	E207	YES	NO
150	E208	YES	YES
151	E301	YES	YES
152	E302	YES	YES
153	E303	YES	NO
154	E304	YES	YES
155	E306	YES	YES
156	E307	YES	NO
157	E308	YES	YES
158	E401	YES	YES
159	E402	YES	YES
160	E403	YES	YES
161	E405	YES	YES
162	E406	YES	YES
163	E407	YES	YES
164	E408	YES	YES
165	F101	YES	YES
166	F102	YES	YES
167	F103	No	NO
168	F104	YES	YES
169	F105	YES	YES
170	F106	YES	YES
171	F108	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

172	F201	YES	YES
173	F202	YES	YES
174	F203	YES	YES
175	F204	YES	YES
176	F205	YES	YES
177	F207	YES	YES
178	F208	YES	YES
179	F301	YES	YES
180	F302	YES	YES
181	F303	YES	NO
182	F304	No	NO
183	F306	YES	YES
184	F307	YES	YES
185	F308	YES	YES
186	F401	YES	YES
187	F402	YES	YES
188	F403	YES	YES
189	F405	YES	NO
190	F406	YES	YES
191	F407	YES	YES
192	F408	YES	YES
193	G101	YES	YES
194	G102	YES	YES
195	G103	YES	YES
196	G104	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

197	G105	YES	YES
198	G106	YES	YES
199	G108	YES	YES
200	G109	YES	YES
201	G110	YES	YES
202	G111	YES	NO
203	G201	YES	YES
204	G202	YES	YES
205	G203	YES	YES
206	G204	YES	NO
207	G205	YES	YES
208	G207	YES	YES
209	G208	YES	YES
210	G209	YES	YES
211	G210	YES	YES
212	G211	YES	YES
213	G301	YES	NO
214	G302	YES	NO
215	G303	YES	YES
216	G304	YES	YES
217	G306	YES	NO
218	G307	YES	YES
219	G308	YES	NO
220	G309	YES	YES
221	G310	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

222	G311	YES	NO
223	G401	YES	YES
224	G402	YES	YES
225	G403	YES	YES
226	G405	YES	YES
227	G406	YES	YES
228	G407	YES	YES
229	G408	YES	YES
230	G409	YES	YES
231	G410	YES	YES
232	G411	YES	YES
233	H101	YES	NO
234	H102	YES	YES
235	H103	YES	YES
236	H104	YES	YES
237	H105	YES	NO
238	H106	YES	NO
239	H108	YES	YES
240	H109	YES	YES
241	H110	YES	YES
242	H201	YES	YES
243	H202	YES	YES
244	H203	YES	YES
245	H204	YES	YES
246	H205	YES	NO

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

247	H207	YES	YES
248	H208	YES	YES
249	H209	YES	YES
250	H210	YES	YES
251	H301	YES	YES
252	H302	YES	YES
253	H303	YES	YES
254	H304	YES	YES
255	H306	YES	NO
256	H307	YES	YES
257	H308	YES	YES
258	H309	YES	YES
259	H310	YES	YES
260	H401	YES	NO
261	H402	YES	YES
262	H403	No	NO
263	H405	YES	YES
264	H406	YES	YES
265	H407	YES	YES
266	H408	YES	YES
267	H409	YES	YES
268	H410	YES	YES
269	I101	YES	YES
270	I102	YES	YES
271	I103	YES	NO

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

272	I104	YES	YES
273	I105	YES	YES
274	I106	YES	YES
275	I108	YES	YES
276	I109	YES	YES
277	I201	YES	YES
278	I202	YES	YES
279	I203	YES	YES
280	I204	YES	YES
281	I205	YES	YES
282	I207	YES	YES
283	I208	YES	NO
284	I209	YES	YES
285	I301	YES	YES
286	I302	YES	YES
287	I303	YES	NO
288	I304	YES	YES
289	I306	No	NO
290	I307	No	NO
291	I308	YES	YES
292	I309	YES	YES
293	I401	YES	YES
294	I402	YES	YES
295	I403	YES	YES
296	I405	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

297	I406	YES	YES
298	I407	YES	NO
299	I408	YES	YES
300	I409	YES	YES
301	J101	YES	YES
302	J102	YES	NO
303	J103	YES	YES
304	J104	YES	YES
305	J105	YES	YES
306	J106	YES	YES
307	J108	YES	YES
308	J109	YES	YES
309	J201	YES	YES
310	J202	YES	YES
311	J203	YES	YES
312	J204	YES	YES
313	J205	YES	YES
314	J207	YES	YES
315	J208	YES	YES
316	J209	YES	YES
317	J301	YES	YES
318	J302	YES	YES
319	J303	YES	YES
320	J304	YES	YES
321	J306	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

322	J307	YES	YES
323	J308	YES	YES
324	J309	YES	YES
325	J401	YES	YES
326	J402	YES	NO
327	J403	YES	YES
328	J405	YES	YES
329	J406	YES	YES
330	J407	YES	YES
331	J408	YES	YES
332	J409	YES	YES
333	K101	YES	YES
334	K102	YES	YES
335	K103	YES	NO
336	K104	YES	YES
337	K105	YES	YES
338	K106	YES	YES
339	K108	YES	YES
340	K109	YES	YES
341	K201	YES	YES
342	K202	YES	YES
343	K203	YES	YES
344	K204	YES	YES
345	K205	YES	YES
346	K207	YES	YES

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

347	K208	YES	YES
348	K209	YES	YES
349	K301	YES	YES
350	K302	YES	NO
351	K303	YES	YES
352	K304	YES	YES
353	K306	YES	YES
354	K307	YES	YES
355	K308	YES	YES
356	K309	YES	NO
357	K401	YES	YES
358	K402	YES	YES
359	K403	YES	YES
360	K405	YES	YES
361	K406	YES	YES
362	K407	YES	YES
363	K408	YES	YES
364	K409	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Status
		Block 1	100% works completed
		Block 2	

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

1.	Stage of construction of each Block/Tower, Floor-wise	Block 3	
		Block 4	
		Block 5	
		Block 6	
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Club House	100% works completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	-	-

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.102.96 Crores
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Date (Atleast from 2 angles) ATTACHED (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 CASA GRANDE COIMBATORE LLP

Authorised Signatory

CASAGRAND
building aspirations

STAGE OF CONSTRUCTION:

S.NO	Block Nos.	Status
1	Block 1	100% works completed
2	Block 2	
3	Block 3	
4	Block 4	
5	Block 5	
6	Block 6	
7	Club house	

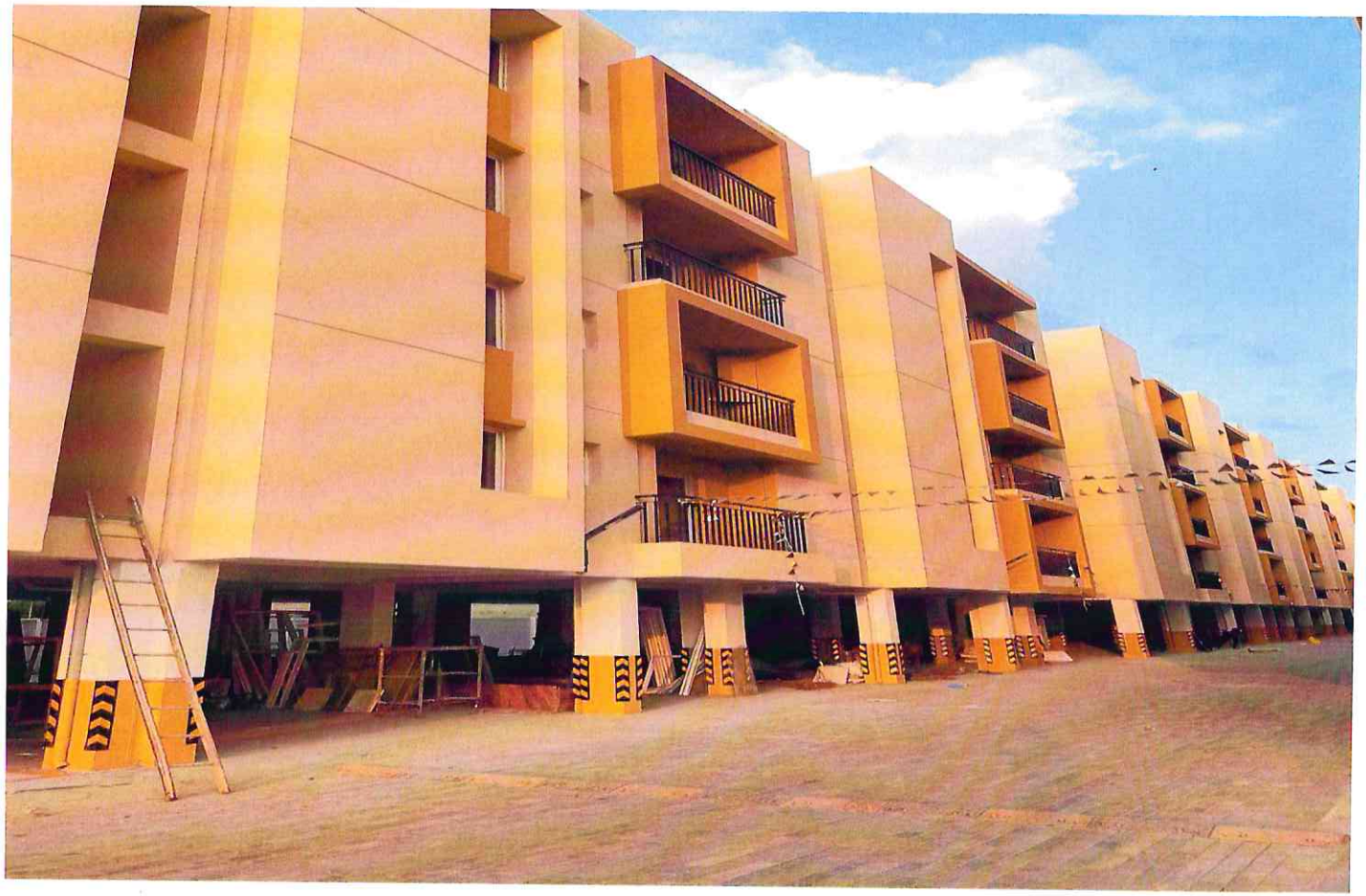
For CASA GRANDE COIMBATORE LLP

Authorised Signatory

61

CASAGRAND
building aspirations

BLOCK 01



For CASA GRANDE COIMBATORE LLP

Authorised Signatory

CASAGRAND
building aspirations

BLOCK 02

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

CASAGRAND
building aspirations

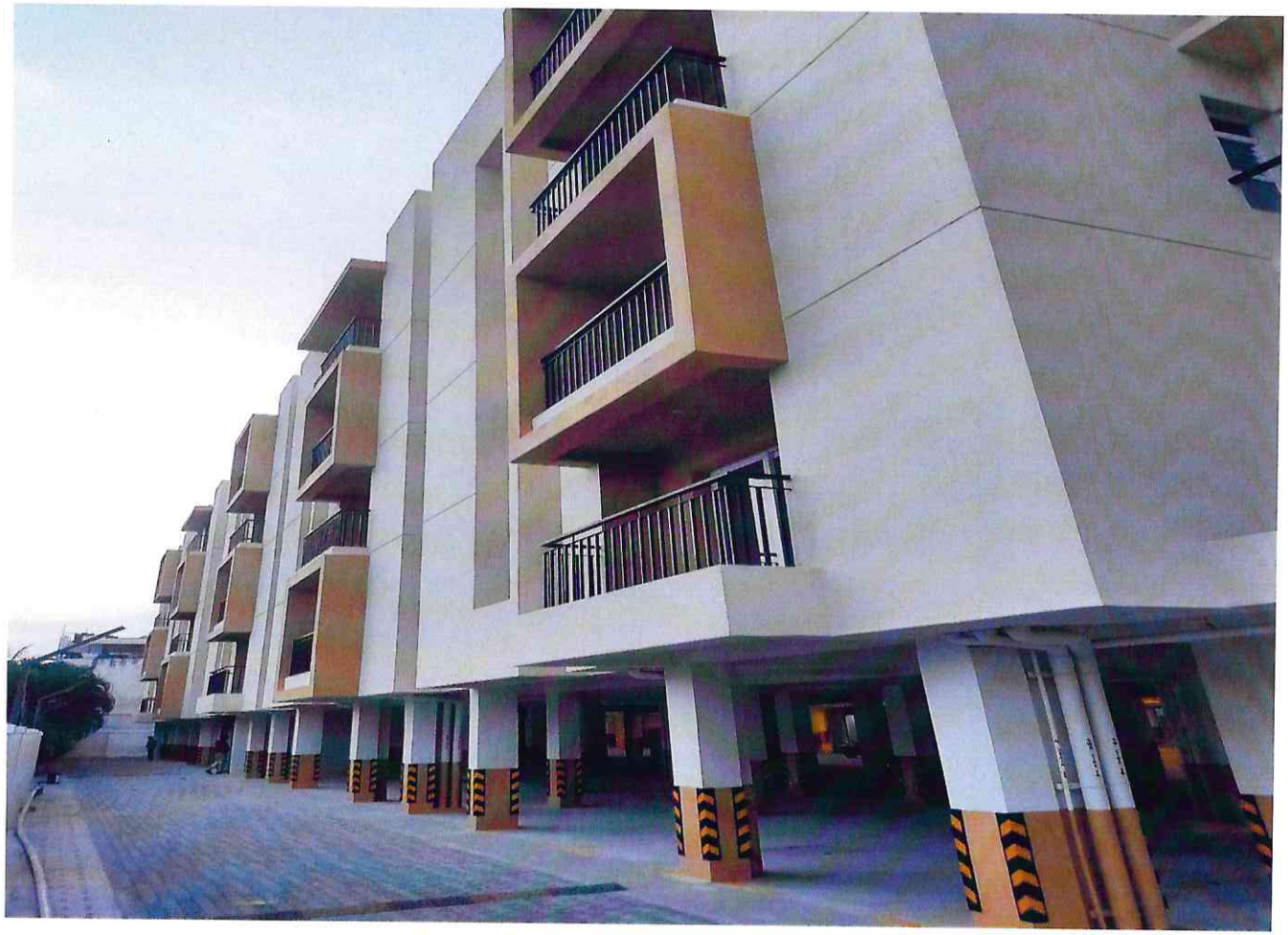
BLOCK 03

For CASA GRANDE COIMBATORE LLP

Authorised Signatory

CASAGRAND
building aspirations

BLOCK 04



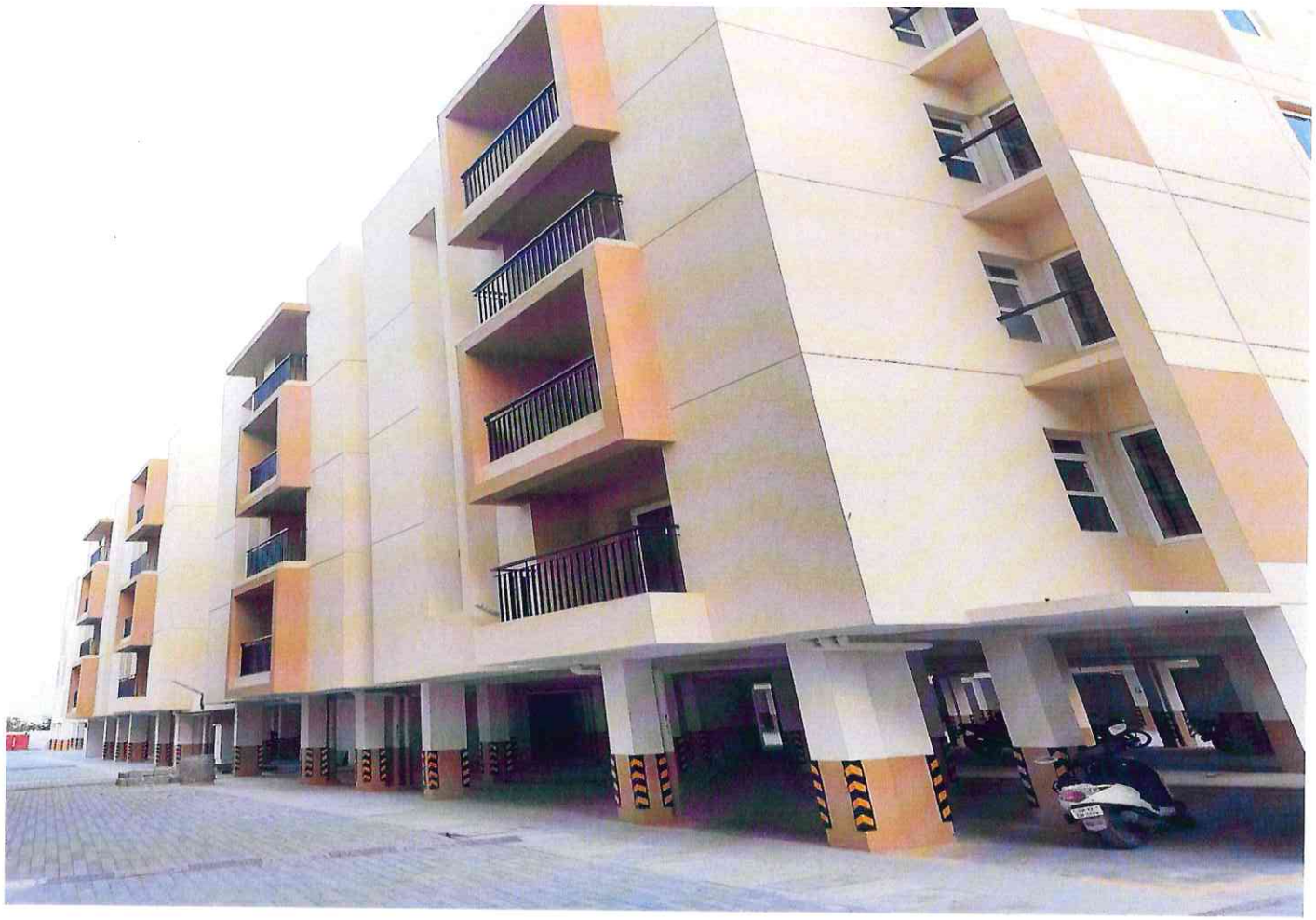
For CASA GRANDE COIMBATORE LLP

Authorised Signatory

69

CASAGRAND
building aspirations

BLOCK 05



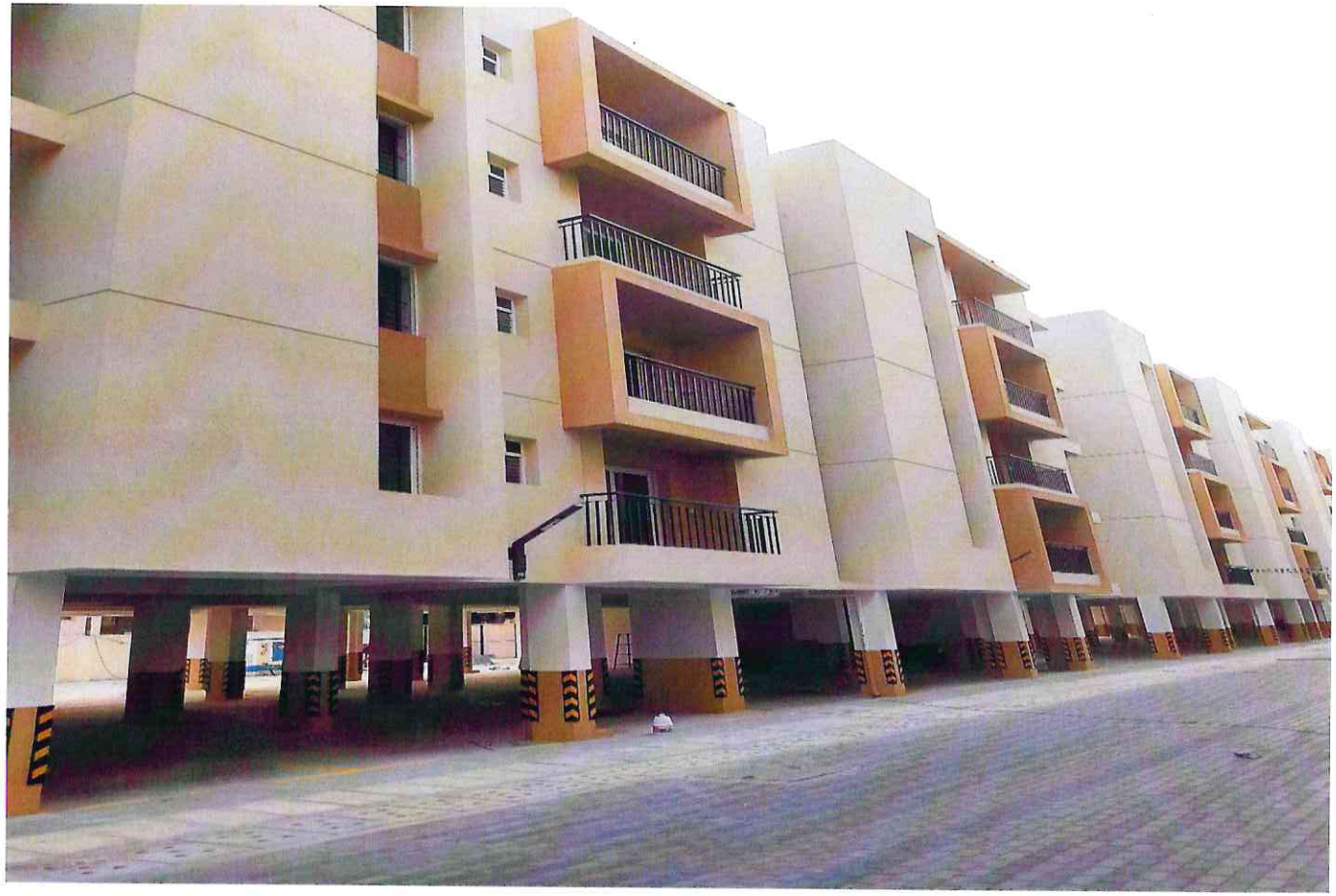
For CASA GRANDE COIMBATORE LLP

Authorised Signatory

77

CASAGRAND
building aspirations

BLOCK 06



For CASA GRANDE COIMBATORE LLP

Authorised Signatory

CASAGRAND
building aspirations

CLUB HOUSE

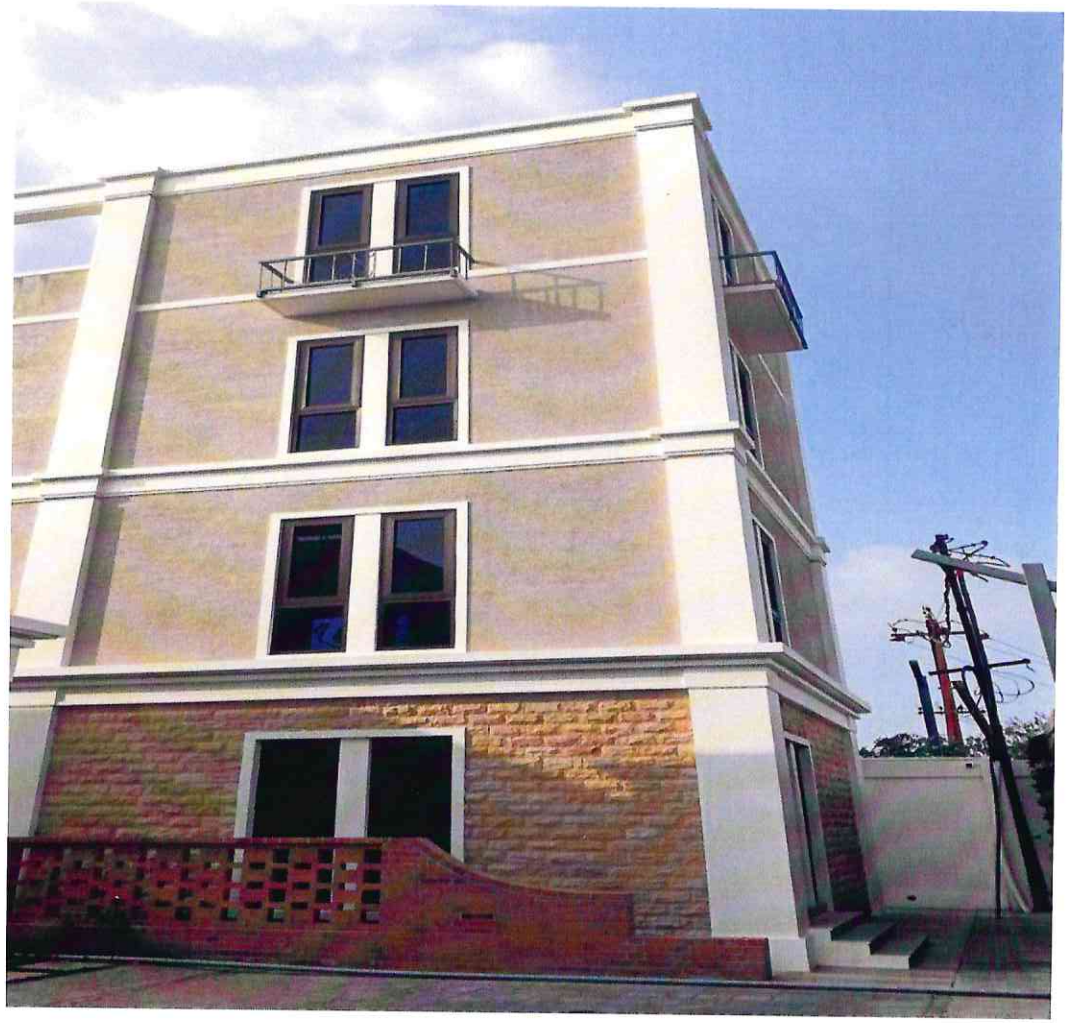
For CASA GRANDE COIMBATORE LLP

Authorised Signatory

75

CASAGRAND
building aspirations

CLUB HOUSE



For CASA GRANDE COIMBATORE LLP

Authorised Signatory

77

(11)

FORM-4A
ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date: 04-Feb-2025

To

M/s Casagrande Coimbatore LLP
Sri Dwaraka, No 1A, BR Nagar Main road,
Singanallur, Coimbatore-641005.

Subject: Certificate of Completion of Construction Work of 364 Building of the Project (TNRERA Registration Number TN/11/ Building/0061/2019) situated on the Land bearing Survey no./~~Plot no./Door No~~ 171/1A1, 172/3A, 177/2B, 177/3A2, 177/3A3B & 3A3C, demarcated by its boundaries (latitude and longitude of the end points S.F.No: 172/2, 177/3A1A, 177/3A1B, 177/2A, 177/2C to the North S.F.No: 171/1B, 172/4, 177/3B to the South S.F.No: 177/2C, 175 to the East 45' Existing road to the West of Division Vilankurichi Village Coimbatore Corporation 641035 PIN 15046.90 Sq.mts (Plot area) measuring 33779.36 Sq.mts area being developed by M/s. Casagrande Coimbatore LLP

Sir,

I/We Mr.Lenin have undertaken the assignment as Architect/~~Engineer~~ for certifying the completion of Construction Work of 364 Building of the Building situated on the Survey no 171/1A1, 172/3A, 177/2B, 177/3A2, 177/3A3B & 3A3C of Division Vilankurichi village, Coimbatore Corporation 641035 PIN 15046.90 Sq.mts (Plot area) admeasuring 33779.39 Sq.mts area being developed by M/s. Casagrande Coimbatore LLP

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

   i. M/s/ Shri/Smt. Mr. Lenin as Architect/ Engineer.
   ii. M/s/ Shri/Smt. Dr. J.Suresh of Universal consultants as Structural consultant.
   iii. M/s/ Shri/Smt. Mr. Gopinath of Optimal Consultants as MEP Consultant.
   iv. M/s/ Shri/Smt. Mr. A.M.Muthuvelan 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 364 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 364 Building is granted Completion Certificate bearing number C.C. NO. 27/24 dated 30-03-2024 by Coimbatore Local Planning Authority.

Yours Faithfully,

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

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

(9)

12/02/2025

FORM-4B

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

I/We Dr. J.Suresh have undertaken assignment as Structural Engineer for the detailed design and construction of the 364 building comprising of Stilt+4 floors situated in the land bearing Survey Number/s 171/1A1, 172/3A, 177/2B, 177/3A2, 177/3A3B & 3A3C, Vilankurichi Village.

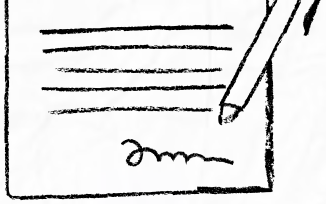
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005



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

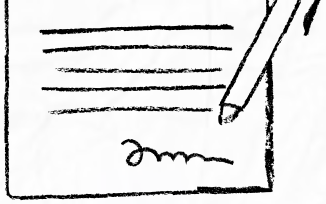
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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

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OMR Thoraipakkam,
Chennai, India

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