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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s.Brigade Enterprises Ltd
Project Name	:	**Brigade Xanadu – Cluster IV/Destino**
Project Registration No.	:	TN/29/Building/0198/2020
Project Registration Date	:	01.07.2020 & Extension vide Form "F" -01.04.2024
Project Completion Date	:	14.02.2025
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK
Bank Branch	:	Commissariat Branch, Banglore -560 001
Bank A/c No.	:	777 705 887 452

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	196	7,168 Sq.m 77,153 Sq.ft
	b) UDS Registered	37	987.16 Sq.m 10,626 Sq.ft

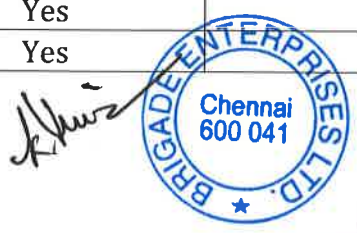
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2. Furnish the details Flat-wise

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	S-0001	Yes	No
2	S-0002	Yes	No
3	S-0008	Yes	No
4	S-0009	Yes	No
5	S-0010	Yes	No
6	S-0011	Yes	No
7	S-0012	Yes	Yes
8	S-0015	Yes	Yes
9	S-0019	Yes	No
10	S-0022	Yes	No
11	S-0101	Yes	No
12	S-0102	Yes	No
13	S-0103	Yes	Yes
14	S-0104	Yes	Yes
15	S-0105	Yes	No
16	S-0106	Yes	No
17	S-0107	Yes	No
18	S-0108	Yes	No
19	S-0109	Yes	No
20	S-0110	Yes	Yes
21	S-0111	Yes	Yes
22	S-0112	Yes	No
23	S-0115	Yes	No
24	S-0116	Yes	Yes
25	S-0117	Yes	Yes
26	S-0118	Yes	No
27	S-0119	Yes	No
28	S-0120	Yes	Yes
29	S-0121	Yes	Yes
30	S-0122	Yes	No
31	S-0201	Yes	No
32	S-0202	Yes	No
33	S-0203	Yes	No
34	S-0204	Yes	No
35	S-0205	Yes	Yes
36	S-0206	Yes	No
37	S-0207	Yes	No
38	S-0208	Yes	No
39	S-0209	Yes	No
40	S-0210	Yes	Yes

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Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
41	S-0211	Yes	No
42	S-0212	Yes	No
43	S-0213	Yes	No
44	S-0214	Yes	Yes
45	S-0215	Yes	Yes
46	S-0216	Yes	Yes
47	S-0217	Yes	Yes
48	S-0218	Yes	Yes
49	S-0219	Yes	Yes
50	S-0220	Yes	No
51	S-0221	Yes	No
52	S-0301	Yes	No
53	S-0302	Yes	No
54	S-0303	Yes	No
55	S-0304	Yes	No
56	S-0305	Yes	No
57	S-0306	Yes	No
58	S-0307	Yes	No
59	S-0308	Yes	No
60	S-0309	Yes	No
61	S-0310	Yes	No
62	S-0311	Yes	No
63	S-0312	Yes	No
64	S-0313	Yes	No
65	S-0314	Yes	Yes
66	S-0315	Yes	Yes
67	S-0316	Yes	Yes
68	S-0317	Yes	Yes
69	S-0318	Yes	No
70	S-0319	Yes	No
71	S-0320	Yes	No
72	S-0321	Yes	No
73	S-0322	Yes	No
74	S-0401	Yes	No
75	S-0402	Yes	No
76	S-0403	Yes	No
77	S-0404	Yes	No
78	S-0405	Yes	No
79	S-0406	Yes	No
80	S-0407	Yes	No
81	S-0408	Yes	No



Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
82	S-0409	Yes	No
83	S-0410	Yes	Yes
84	S-0411	Yes	Yes
85	S-0412	Yes	No
86	S-0413	Yes	No
87	S-0414	Yes	No
88	S-0415	Yes	No
89	S-0416	Yes	Yes
90	S-0417	Yes	Yes
91	S-0418	Yes	No
92	S-0419	Yes	No
93	S-0420	Yes	No
94	S-0421	Yes	No
95	S-0422	Yes	No
96	S-0501	Yes	No
97	S-0502	Yes	No
98	S-0503	Yes	No
99	S-0504	Yes	No
100	S-0505	Yes	No
101	S-0506	Yes	Yes
102	S-0507	Yes	Yes
103	S-0508	Yes	Yes
104	S-0509	Yes	Yes
105	S-0510	Yes	No
106	S-0511	Yes	No
107	S-0512	Yes	No
108	S-0513	Yes	No
109	S-0514	Yes	No
110	S-0515	Yes	No
111	S-0516	Yes	No
112	S-0517	Yes	No
113	S-0518	Yes	No
114	S-0519	Yes	No
115	S-0520	Yes	No
116	S-0521	Yes	No
117	S-0522	Yes	No
118	S-0601	Yes	No
119	S-0602	Yes	No
120	S-0605	Yes	No
121	S-0606	Yes	No
122	S-0607	Yes	No

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Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
123	S-0608	Yes	No
124	S-0609	Yes	No
125	S-0610	Yes	No
126	S-0611	Yes	No
127	S-0612	Yes	No
128	S-0613	Yes	No
129	S-0614	Yes	No
130	S-0615	Yes	No
131	S-0618	Yes	No
132	S-0619	Yes	No
133	S-0620	Yes	No
134	S-0621	Yes	No
135	T-0023	Yes	No
136	T-0024	Yes	No
137	T-0026	Yes	Yes
138	T-0027	Yes	Yes
139	T-0037	Yes	No
140	T-0038	Yes	No
141	T-0040	Yes	No
142	T-0123	Yes	No
143	T-0124	Yes	No
144	T-0128	Yes	No
145	T-0137	Yes	No
146	T-0138	Yes	No
147	T-0139	Yes	No
148	T-0140	Yes	No
149	T-0223	Yes	Yes
150	T-0224	Yes	Yes
151	T-0237	Yes	No
152	T-0238	Yes	No
153	T-0239	Yes	No
154	T-0240	Yes	Yes
155	T-0323	Yes	No
156	T-0324	Yes	No
157	T-0335	Yes	No
158	T-0337	Yes	No
159	T-0338	Yes	No
160	T-0340	Yes	No
161	T-0423	Yes	No
162	T-0424	Yes	No
163	T-0437	Yes	No



Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
164	T-0438	Yes	No
165	T-0439	Yes	No
166	T-0440	Yes	No
167	T-0523	Yes	No
168	T-0524	Yes	No
169	T-0525	Yes	No
170	T-0535	Yes	No
171	T-0536	Yes	No
172	T-0537	Yes	No
173	T-0538	Yes	No
174	T-0539	Yes	No
175	T-0540	Yes	No
176	T-0630	Yes	No
177	T-0637	Yes	No
178	T-0638	Yes	No
179	T-0639	Yes	Yes
180	T-0640	Yes	Yes
181	U-0053	Yes	No
182	U-0054	Yes	No
183	U-0253	Yes	No
184	U-0254	Yes	No
185	U-0341	Yes	No
186	U-0353	Yes	No
187	U-0354	Yes	No
188	U-0441	Yes	No
189	U-0453	Yes	No
190	U-0454	Yes	No
191	U-0542	Yes	No
192	U-0553	Yes	No
193	U-0554	Yes	No
194	U-0642	Yes	No
195	U-0653	Yes	No
196	U-0654	Yes	No



B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	S	• Structure – 100% completed • Block Work – 100% completed. • Flooring work – 100% completed • Internal Painting -100% completed • External paint – 100% completed
		T	• Structure – 100% completed • Block Work – 100% completed. • Flooring work – 100% completed • Internal Painting - 100% completed • External paint – 100% completed
		U	• Structure – 100% completed • Block Work – 100% completed. • Flooring works – 100% completed • Internal painting – 100% completed • External paint – 100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	• Podium Slab works 100% completed • Podium waterproofing – 100% completed • Podium landscape work – 100% completed	
3.	Status of other Common Amenities as indicated in the Construction Agreement	Clubhouse and amenities completed	
Completion Certificate received dated 30.12.2024 – Copy enclosed			

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial	 99% Rs. 71541 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial	 100% Rs.359 Lakhs

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C. Latest Colour Photo of all Blocks/Tower elevation including Common

Block S – Structure – 100% completed, Block Work – 100% completed, Flooring work – 100% completed, Internal Painting work -100% completed & External paint – 100%





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Block T – Structure – 100% completed. Block Work – 100% completed, Flooring work – 100% completed, Internal Painting work - 100% completed & External paint – 100%





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Block U – Structure – 100% completed & Block Work – 100% completed., flooring – 100% completed. Internal painting – 100% completed & External paint –100%





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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No I, Gandhi Irwin Road, Egmore, Chennai - 600 008

BY RPAD:

5th PARTIAL 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,
Chindatharipet,
Chennai-600 002.

Letter No. CMDA/CC/HRB/C/Temp-2415/2024 **Dated: 30-12-2024**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of High Rise Building Group Development of 3 Residential **Block S, T & U** consists of Combined Basement Floor for Block – S, T & U , **Block S** – Ground + 6 Floors- 84 dwelling units, **Block T**- Ground + 6 Floors-114 dwelling units, **Block U** - Ground + 6 Floors - 68 dwelling units, totally – 266 Dwelling Units (as per approved plan-366 dwelling units) with **Commercial Block – 1:** Basement floor + Ground floor + 2 floors shop cum office building at No.1, Chanakyan Road, Annamalai Avenue, Chennai, Maduravoyal Taluk, Thiruvallur Taluk comprised in Survey No. 118/1, 119, 120, 124/1A2A, 134, 135, 136/1,2, 137/1,2,3, 138, 140, 143/1, 144, 145/1,2, 146/1,2, 147/1,3, 154/2, 155, 158/1B2,2B2, 159, 160, 161, 163/1B,2,3 of Nolambur village within the limit of Greater Chennai Corporation – **5th** Partial Completion Certificate - Issued – Reg.

Ref: 1. W P (MD) No 8948 of 2019 & W M P (MD) Nos 6912 & 6913/2019, dated 12.04.2019.

2. CMDA issued Planning Permission in PP No. C/PP/MSB/44 (S-1 to S- 59)/2019 in Planning Permit No. 11985 in letter No. C3 (N)/ 5457/2018 dated 27/09/2019.

3. Environmental Clerance (EC) issued by State Level Environment Impact Assesement Authority Tamil Nadu in Letter No.SEIAA-TN/F-1067/EC(8a)-378/2013 dated 30.03.2015.

4. NOC issued by PWD/WRD division in letter no DB/T5(3)/F-NOC-Nolambur/2018 dated 11.01.2019.

5. Compliance report of Environmental Clerance issued by the Member Secretary, TNPCB in Letter No. 12/TNPCB/F.0638/AMB/RL/2019 dated 27.12.2019.

6. 1st Partial Completion Certificate issued for the Completed construction of High-Rise Building Group Development of **Block A, B, C & D** Block consisting of Combined Basement Floor + Ground Floor + 3 Floors residential building with 264 dwelling units in CC No EC/North-II/8/2020 dated 22.01.2020 vide this office letter no I.C/N-II/19954/2019 dated 22.01.2020.

7. **2nd Partial** Completion Certificate issued for the Completed construction of High-Rise Building Group Development consisting of Combined Basement Floor + Ground Floor + 1st Floor + 2nd Floor (part) Club House Building with Multipurpose Hall, Coffee Bar, Indoor Games & GYM in 2nd Floor (part) & Entrance Signage, Clock Tower 1 & 2 in CC No I.C/North-II/112/2020 dated 20.07.2020 vide this office letter no I.C/N-II/19954/2019 dated 20.07.2020.

8. Environmental Clerance (EC) issued by State Level Environment Impact Assesement Authority Tamil Nadu in Letter No.SEIAA-TN/F-8231/EC(8b)/802/2022 dated 04.02.2022.
9. **3rd Partial** Completion Certificate issued for the Completed construction of Group Development of Commercial Block – 2 consisting of Ground Floor + 1st Floor Shop cum Clinic in CC No.CMDA/CC/HRB/C/411/2022 dated 29.12.2022 vide this office letter no. CMDA/CC/HRB/C/408/2022 dated 29.12.2022.
10. **4th Partial** Completion Certificate issued for the Completed construction of Group Development of Residential Block **G,H,J & K** in CC No.EC/Central – I/198/2024 vide this office letter no. CMDA/CC/HRB/C/072/2024 dated 06.06.2024.
11. **5th Partial** Completion Certificate application for the completed **Blocks S,T & U and Commercial Block -1** submitted on 06.09.2024.
12. DFRS Compliance Certificate issued for the Commercial Block – 1 in C.C.No.70/2024 vide letter No.D.Dis.No.9108/C1/2024 dated 10.07.2024
13. DFRS Compliance Certificate issued for the Blocks S, T & U in C.C.No.78/2024 vide letter No D.Dis.No.9107/C1/2024 dated 25.07.2024.
14. TNRERA registration of Project in Registration No. TN/29/ Building/0198/2020 in letter No. TNRERA/2007/2020 dated 01.07.2020 valid from 15.03.2024 to 14.02.2025 for the Block No. S, T & U.
15. TNRERA registration of Project in Registration No. TN/01/ Building/0114/2021 in letter No.TNRERA/7500/2021 dated 16.04.2021 renewed in Letter No. TNRERA/A2/11888/2023, dated 19.02.2024 valid upto 31.12.2024 for Commercial Block – 1.
16. This Office Letter even No. dated 27.12.2024 addressed to the TNRERA.
17. This Office Letter even No. dated 27.12.2024 addressed to the TNPDCL (TANGEDCO).
18. This Office Letter even No. dated 27.12.2024 addressed to the applicant.
19. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B0026401, dated 30.12.2024 along with other particulars and undertakings.

****

This is to certify that **M/s. Brigade Enterprises Limited Rep.,by its authorized Signatory Thiru.E.S.Senthilvel** has constructed the High Rise Building Group Development of 3 Residential **Block S, T & U** consists of Combined Basement Floor for Block – S, T & U , **Block S** – Ground + 6 Floors- 84 dwelling units, **Block T**- Ground + 6 Floors-114 dwelling units, **Block U** - Ground + 6 Floors - 68 dwelling units, totally 266 Dwelling Units (as per approved plan-366 dwelling units) with **Commercial Block – 1:** Basement floor + Ground floor + 2 floors shop cum office building at No.1, Chanakyan Road, Annamalai Avenue, Chennai, Maduravoyal Taluk, Thiruvallur Taluk comprised in Survey No. 118/1, 119, 120, 124/1A2A, 134, 135, 136/1,2, 137/1,2,3, 138, 140, 143/1, 144, 145/1,2, 146/1,2, 147/1,3, 154/2, 155, 158/1B2,2B2, 159, 160, 161, 163/1B,2,3 of Nolambur village within the limit of Greater Chennai Corporation. The buildings were inspected and observed that the buildings have been completed as per the approved plan in the reference 2nd cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee & TNCDBR-2019 Annexure XXIII [See rule 20 (6)] Completion Certificate Norms.

2. Accordingly the **5th Partial** Completion Certificate is issued for the above construction in **C.C. No.EC/Central-I/ 447 /2024, dated: 30-12-2024.**

3. This Partial 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 the continued Structural Stability of the buildings. Also, the applicant is requested to comply the conditions as per the undertaking given in the ref. 19th cited.

4. Further, the 5th Partial Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 1st cited.

Yours faithfully,

31.12.2024

for MEMBER-SECRETARY

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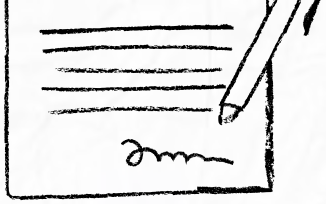
1. **M/s. Brigade Enterprises Limited**
   No.110, Rajiv Gandhi Salai (OMR),
   Thiruvanmiyur,
   Chennai – 600 041.

2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

   TNRERA registration of Project in Registration No. TN/29/ Building/0198/2020 & in letter No. TNRERA/2007/2020 dated 01.07.2020 valid from 15.03.2024 to 14.02.2025 & TN/01/ Building/0114/2021 in letter No.TNRERA/7500/2021 dated 16.04.2021 renewed in Letter No. TNRERA/A2/11888/2023, dated 19.02.2024.

3. The Deputy Financial Analyst for the building & Finance Division,
   CMDA, Chennai

4. The System Analyst, Computer Cell,
   CMDA, (to update Webpage).



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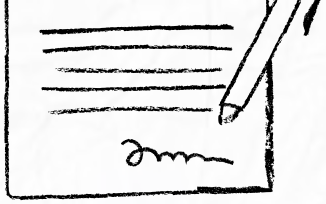
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