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Project - Quarterly Progress Report

Promoter's Name	:	SPYKA HOMES PRIVATE LIMITED
Project Name	:	SPYKA'S ABODE
Project Registration No	:	TN/01/Building/0484/2020 dt:28/12/2020
Quarter Ending	:	SEPTEMBER 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	6 No	942.08 Sqm
2.	Parking Lots	6 No	-
3.	UDS Registered in Sq.m.	6 No	737.78 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	I) Block –A: Villa A,B,C and D II) Block –B: Villa E,F,G and H	COMPLETED COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise	a)Compound Wall b) Sump and Septic Tank	COMPLETED

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	437.5



[Handwritten signature]

C. Details of Clearances

1. Completion Certificate No. **19/2022** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format) -**NA**
3. Annual Audit Report of Special Account in Form 7 --- (in PDF Format)

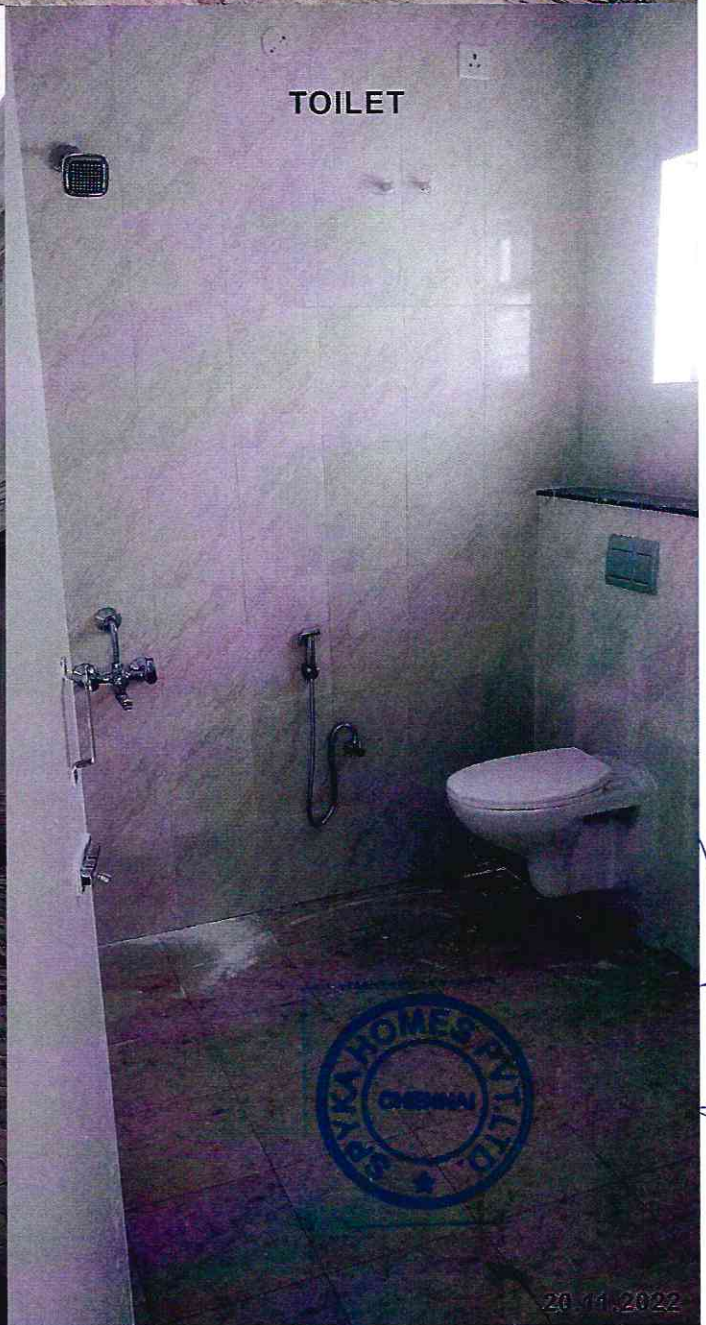
D. Latest Photo with Date (Atleast from 2 angles) --- (in PDF Format) - ATTACHED

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"



A handwritten signature in blue ink, appearing to be "A. Singh", written in a cursive style.





9



KITCHEN

20.11.2022



LIVING ROOM

20.11.2022



BEDROOM

20.11.2022

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9

FORM-4
ARCHITECT'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

Date: 21.11.2022

To

SPYKA HOMES PRIVATE LIMITED,
Kols Square, 4th Floor, S.No.1347/3A1, Senganmal,
Kelambakkam, OMR, Chennai – 603103.

Subject: Certificate of Completion of Construction Work of **SPYKA ABODE (G+1 Residential Building with Two Blocks having 8 Dwelling Units)** (TNRERA Registration Number: **TN /01/ Building /0484/2020, Dated: 28.12.2020**) situated on the Plot bearing Survey no: **414/1A3 (414/1A1 Part)**, demarcated by its boundaries (latitude and longitude of the end points) **12°77'46.0"N, 80° 19' 70.0"E** to the North, **12°77'43.0"N, 80° 19' 72.5"E** to the South, **12°77'45.2"N, 80° 19' 73.1"E** to the East, **12°77'43.4"N, 80° 19' 69.7"E** to the West of **Thaiyur** Village **Thiruporur** Taluk, **Chengalpattu** District, PIN: **603103** measuring **911.72** sq.mts. FSI area being developed by **SPYKA HOMES PRIVATE LIMITED.**

Sir,

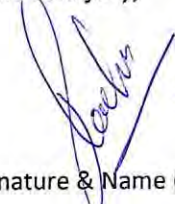
I **MOHAMED RASHEED N** have undertaken assignment as Architect of certifying completion of Construction Work of **SPYKA ABODE (G+1 Residential Building with Two Blocks having 8 Dwelling Units)** situated on the Survey no: **414/1A3 (414/1A1 Part)**, **Thaiyur** Village **Thiruporur** Taluk, **Chengalpattu** District, PIN: **603103** measuring **911.72** sq.mts. FSI area being developed by **SPYKA HOMES PRIVATE LIMITED.**

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

- (i) Thiru. **MOHAMED RASHEED N** as Architect
- (ii) Thiru. **S.NAGESH** as Structural Consultant
- (iii) M/s/Thiru/Tmt. as MEP Consultant – **N/A**
- (iv) Thiru. **P.ARIVAZHAGAN** as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I hereby certify that **SPYKA ABODE (G+1 Residential Building with Two Blocks having 8 Dwelling Units)** has been completed in all aspects. The **SPYKA ABODE (G+1 Residential Building with Two Blocks having 8 Dwelling Units)** is granted Completion Certificate bearing number **19/2022** dated **07.09.2022** by **MLPA** (Competent Authority) .

Yours Faithfully,


CA/2017/87918
MOHAMED RASHEED N.
Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No)



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.



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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



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

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