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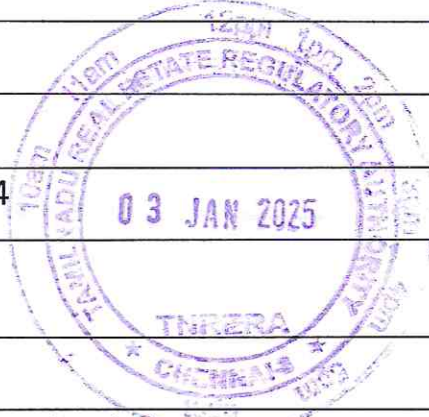
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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. S.K. Developers
Project Name	:	"ABIRAMI"
Project Registration No.	:	TN /29/ Building /0118/2021
Project Registration Date	:	19.04.2021
Project Completion Date	:	31.08.2024
Quarter Ending	:	December 2024



RERA Separate Bank A/c Details

Bank Name	:	Axis Bank Ltd
Bank Branch	:	Saligramam Branch, Chennai – 600 093
Bank A/c No.	:	921 020 004 901 464

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Amount withdrawn from the RERA A/c from the date of opening	:	NIL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	0	0
	b) UDS Registered	0	0

For SK DEVELOPERS

Managing Partner

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.			

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%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.3.00 Cr
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 SK DEVELOPERS

Managing Partner

For SK DEVELOPERS

Managing Partner

5A



For SK DEVELOPERS

Managing Partner



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



சென்னை
100
1924 - 2023
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.1, Pumping Station Road,
Chindatripet, Chennai - 600002.

Letter No.CMDA/CC/NHRB/C/539/2023

Dated:23.02.2024

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed the construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units with availing Premium FSI at Plot No. C, 457, Door No. 32, 48th Street, Ashok Nagar Housing Scheme, Ashok Nagar, Chennai comprised in Old S.No.148/2 part. T.S.No.58, Block No.57 of Kodambakkam Village within the limit of Greater Chennai Corporation – 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 No. B/NHRB/327/A & B/2020, dated 09.10.2020 in Letter No. PP/NHRB/C/309/2020 dated 09.10.2020 in Planning Permit No.13696, valid up to 08.10.2025.
 3. TNRERA letter no.TNRERA/A2/11594/2023 dated 06.02.2024 with Registration No.TN/29/Building/0118/2021, extending the validity upto 31.08.2024.
 4. Your Completion Certificate application received from Thiru.Sivaramakrishnan and 3 others through online No. CMDA/CC/NHRB/C/0539/2023, dated 20.12.2023.
 6. This office D.C. advice letter even No. dated 11.01.2024 addressed to Thiru.Sivaramakrishnan and 3 others.
 7. The applicant letter dated 12.02.2024, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0024848, dated 09.02.2024 and other particulars.

This is to certify that Thiru.Sivaramakrishnan and 3 others has Completed the construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units with availing Premium FSI at Plot No. C, 457, Door No.32, 48th Street Ashok Nagar, Chennai comprised in PldS.No.148/2 part. T.S.No.58, Block No.57 of Kodambakkam Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

(18)

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/058/2024, dated:23-02-2024.

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 Rule 20(6) Annexure XXIII of TNCDBR 2019 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

M. N. Muthu
26/2/2024

for MEMBER-SECRETARY

Copy to:

1. Thiru.Sivaramakrishnan and 3 others
No.18, AGAJA 13, Raman Street,
T.Nagar,
Chennai – 600 017.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
TNRERA letter no.TNRERA/A2/11594/2023
dated 06.02.2024 with Registration
No.TN/29/Building/0118/2021, extending the
validity upto 31.08.2024.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building, Display Board. SD for Building & SD for
Display Board remitted in Receipt No. B0016971 dated 14.08.2020).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- i. The Original Cash Receipt for the Security Deposit has been 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 :28-10-2024



To
S K Developers
No.16, NSK Lane, Saligramam,
Chennai – 600093,

Sub : Certificate of Completion of Construction Work of ABIRAMI, Building 10 Units Stilt + 5 Floors of the Building of the Project (TNRERA Registration Number: TN/29/BUILDING/0118/2021) situated on the Plot bearing Survey no./Plot no./Door No. at T.S.No.58, Block No.57, No.32, 48th Street, Ashok Nagar, Ch-600083, demarcated by its boundaries (latitude and longitude of the end points) Plot No.C-458 to the North Plot Nos.A-52 and A-53 to the South Plot Nos.B-82; B-83 and B-84 to the East 48th Street and Plot No.C-456 to the west of Chennai District PIN 600083 measuring 662.95 sq.mts. area being developed by (Promoter's Name) S K Developers.

Sir,

we have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of ABIRAMI Building/Block/Tower 10 units Stilt + 5 Floors of the Building situated on the plot No./Survey no./ Door no. T.S.No.58, Block No.57, No.32, 48th Street, Ashok Nagar, Ch-600083, of Measuring 662.95 sq.mts. area being developed by S K Developers (Promoter's Name)

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

- (i) Tmt.G.Sivasankari as Architect/Engineer
- (ii) Thiru. M.Venkata Subba Rao as Structural Consultant
- (iii) Thiru.Gulabbasha as Site Supervisor/clerk of works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that ABIRAMI Building/ Block of the Building has been completed in all aspects. The Residential Building 10 units stilt + 5 floors Block of the Building is granted Completion Certificate bearing number C.C.No.EC/Central-II/058/2024, dated 23-02-2024 by Chennai Metropolitan Development Authority (competent Authority) .

Yours Faithfully,

G. Sivasankari

(G.SIVASANKARI)

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with

(License No.RA/GR-II/19/03/002)

Mrs. G.SIVASANKARI
Registered Architect
Gr-II (RA)
RA/Gr-II/19/03/002
38/74, Bazullah Road,
T.Nagar, Chennai-600 017.
Ph: 28344962 / 28344837

59

2nd January 2025

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY

REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I/We.M.Venkata Subba Rao have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/tower ABIRAMI, 10 Units of the building comprising of Stilt + 5 Floors situated in the land bearing Survey Number/s T.S.No.58, Block No.57/ Door No. 32, 48th Street, Ashok Nagar, Ch-600083,

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, Name and seal

Of the Registered Structural Engineer

M. VENKATASUBBA RAO
Registered Structural Engineer Grade-I (SE)
B.E., (Civil Engg.) M.S. (Structural)
SE / GR-I / 19 / 03 / 063
38/74, Bazullah Road,
T. Nagar, Chennai - 600 017.
Ph:28344962 / 28344857
E-mail:Vmadala@yahoo.com



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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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