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# Project - Quarterly Progress Report

| | | |
|---|---|---|
| **Promoter's Name** | **:** | **PUSHKAR PROPERTIES (P) LTD** |
| **Project Name** | **:** | **PUSHKAR'S MULLAI RESIDENCES** |
| **Project Registration No** | **:** | **TN/02/Building/0165/2021 dt.14.06.2021** |
| **Quarter Ending** | **:** | **December, 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) | 5 Flats | 696.75 sq.mt. |
| 2. | Parking Lots | 5 | 5 |
| 3. | UDS Registered in Sq.m. | | 331.55 sq.mt. |

**B. Construction**

| Sl. No. | Description | Block/ Tower No. | Status |
|---|---|---|---|
| 1. | Stage of construction of each Block/Tower, Floor wise | single | Project completed and handed over |
| 2. | Status of common Amenities for each Block/Tower, Item wise | N.A. | N.A. |

| Sl.No. | Description | Percentage |
|---|---|---|
| 1. | Percentage of Completion | |
| | i) Physical | **100%** |
| | ii) Financial (Enter Anticipated Project Cost in Lakhs) | **Rs.812 lakhs** |

**C. Details of Clearances**

1. Completion Certificate No. CMDA/CC/NHRB/C/0161/2022 dated 26th day of May 2022 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **ATTACHED** (in PDF Format)

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

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

# Pushkar's Mullai Residences,

## No.172/173, 4th Avenue, Shanthi Colony,
## Anna Nagar, Chennai - 600 040

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| Flat No Floor | RERA Carpet Area (sec 2(k)) (sq.m) | Carpet Area Exclusive Balcony | Exclusive verandah Service open terrace | Proportionate Common Area (sq.m) | Total Area (sq.m) | UDS land Area (sq.m) | Car Parking Covered |
|---|---|---|---|---|---|---|---|
| 1C First | 99.82 | 4.47 | 3.7 | 31.36 | 139.35 | 66.31 | 1 |
| 1D First | 101.26 | 4.47 | 3.45 | 30.17 | 139.35 | 66.31 | 1 |
| 2D Second | 101.26 | 4.47 | 3.45 | 30.17 | 139.35 | 66.31 | 1 |
| 3D Third | 101.26 | 4.47 | 3.45 | 30.17 | **139.35** | 66.31 | 1 |
| 4C Fourth | 99.82 | 4.47 | 3.7 | 31.36 | **139.35** | 66.31 | 1 |
| | | | | | TOTAL | 331.55 | 5 |

**Pushkar's Mullai Residences,**
**No.172/173, 4th Avenue, Shanthi Colony,**
**Anna Nagar, Chennai - 600 040**

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## Site Photos

SHOT ON POCO M3
30/06/2022 11:25

SHOT ON POCO M3
30/06/2022 11:24

*V.Srinivasan. aiia.,*

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755

*Srinivas & Associates*

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

FORM-4

ARCHITECT 'S CERTIFICATE

Date: 16.11.2022

To

Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai – 600 102.

Sub: Certificate of Completion of Construction
Work of "**MULLAI RESIDENCES**",

Ref: TN/29/BUILDING/0165/2021 DT.14.06.2021.

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Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "**MULLAI RESIDENCES**", Stilt + Four Floors with 16 dwelling units at TNHB Block No. 172/173, New No.322/324, Mullai Colony, 4th Avenue, Anna Nagar, Chennai – 600 040, comprised in T.S. No. 164, Block No.19 {Old S. No. 207 (part)}, situated at THIRUMANGALAM Village, Aminjikarai Taluk, Chennai District, Tamil Nadu.

V. SRINIVASAN, AIIA.
Registered Architect-CA/96/19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai-600 040. Ph. 2628 6529

*V.Srinivasan. aiia.,*

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755

**Srinivas & Associates**

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com



2. Following technical professionals are appointed by Promoter:

| | | |
|---|---|---|
| 1. | Architect<br>Firm Name & Address<br><br><br>Registration Details<br>Certified in PP Application | Mr. V. Srinivasan, AIIA<br>M/s. Srinivas & Associates<br>P-47/1,17th Street,<br>Anna Nagar, Chennai - 600 080.<br>CA/96, 19755 License Number R.A.No.344<br>RA/Gr.I/19/03/074. |
| 2. | Structural Consultant<br>Firm Name & Address<br><br><br>Registration Details<br>Certified in PP Application | Dr. Alex Jacob<br>M/s. United Consultants,<br>41/A, Beach Road, Kalakshetra Colony, Chennai-90<br>600 090<br>433<br>SE/GR-I/19/02/001 |

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that "MULLAI RESIDENCES", Stilt + Four Floors with 16 dwelling units at TNHB Block No. 172/173, New No.322/324, Mullai Colony, 4th Avenue, Anna Nagar, Chennai – 600 040, comprised in T.S. No. 164, Block No.19 {Old S. No. 207 (part)}, situated at THIRUMANGALAM Village, Aminjikarai Taluk, Chennai District, Tamil Nadu, has been completed in all aspects. The building is granted Completion Certificate bearing number **CMDA/CC/NHRB/C/ 0161/2022 dated 26.05.2022 by CMDA.**

Thank you,

Yours Faithfully,

V. SRINIVASAN, AIIA.
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1, 17th Street, Anna Nagar
Chennai-600 040. Ph . 2628 6529

BY RPAD

# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

## 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/0161/2022 Dated:26-05-2022

Sir,

**Sub:** CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt + 4 Floors Residential Building with 16 dwelling units at Door No.322/172, 324/173, 4th Avenue, Anna Nagar, Chennai – 600 040 comprised in Old S. No.207 (Part), T.S. No.164/1 & 164/3, Block No.19 of Koyambedu Village within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

**Ref:**
1. CMDA issued Planning Permission No.B/NHRB/427 A&B/2020, in Letter No.PP/NHRB/C/129/2020, dated 21.12.2020, Planning Permit No.13796.
2. TNRERA registration No.TN/29/Building/0165/2021, dated 14.06.2021 in Lr. No.TNRERA/2523/2021.
3. Your Completion Certificate application through online dated 20.04.2022.
4. This office letter even no. dated 20.05.2022 addressed to the applicant
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0021447, dated 23.05.2022.
6. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019

****

This is to certify that **M/s. Pushkar Properties Pvt Ltd, Rep by P. Kruthivas (GPA) of Thiru. N.C. Sathya Narayanan & 10 others** have constructed Stilt + 4 Floors Residential Building with 16 dwelling units at Door No.322/172, 324/173, 4th Avenue, Anna Nagar, Chennai – 600 040 comprised in Old S. No.207 (Part), T.S. No.164/1 & 164/3, Block No.19 of Koyambedu Village within the limits of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-I /152/2022, dated:26-05-2022.**

//pto//

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 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

26.5.2022

for **MEMBER-SECRETARY**

26/5/22

Copy to:

1. **M/s. Pushkar Properties Pvt Ltd**
   **Rep by P. Kruthivas (GPA) of**
   **Thiru. N.C. Sathya Narayanan & 10 others**
   No.3/51, F-Book, 2nd Main Road
   Anna Nagar East, Chennai – 600 102

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

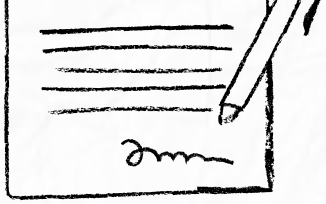
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No.B0018140, dated 17.12.2020)

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.



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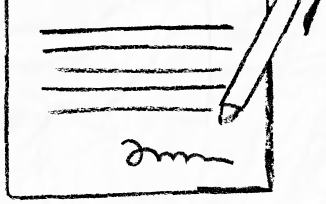

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