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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s IVAR Estates Private Limited
Project Name	:	NAVASUJA
Project Registration No.	:	TN/29/Building/0212/2021
Project Registration Date	:	12-08-2021
Project Completion Date	:	31-12-2024
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	RBL BANK LTD.,
Bank Branch	:	T. NAGAR
Bank A/c No.	:	407401701911

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.95,39,41,195.34
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.94,88,90,303
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed.

A. Sales

Sl. No.	Description	Cumulative No. 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	52	6880.54
	b) UDS Registered	39	2255.96

For IVAR ESTATES PRIVATE LTD


 Authorised Signatory / Director

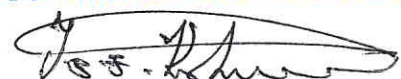
2. Furnish the details Flat-wise

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

B. Construction

Sl. No.	Description	Block / Tower No.	Floor-wise Status
- 1.	- Stage of construction of each Block/Tower, Floor-wise	- Tower 1 (Residential Units) - Basement 1 - Basement 2 - Stilt + 14 floors + Terrace floor	- All floor slabs completed. - All floors - Internal and external block work completed. - All floors - Internal and external Plumbing and electrical works completed. - All floors – External and internal block work completed. - Terrace level weathering course completed. - Head room works completed. - All floors - Internal flats flooring, joinery and painting works completed. - Lobby interior works completed. - Basement car park bay marking works completed
- 2.	- Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Tower 2 (Clubhouse and common amenities) Ground floor + First + Second + Third + Terrace Floor.	- All floor slabs completed. - All floors – External and Internal block work completed. - All floors - Plumbing and electrical works completed. - All floors – External and internal block work completed. - Terrace level weathering course completed. - Head room works completed. - External paver works completed.
3.	Status of other Common Amenities as indicated in the Construction Agreement		Completed

For IVAR ESTATES PRIVATE LTD



Authorised Signatory / Director

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.36,80,75,600
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.1,93,72,400

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

For IVAR ESTATES PRIVATE LTD


Authorised Signatory / Director

Signature of Promoter

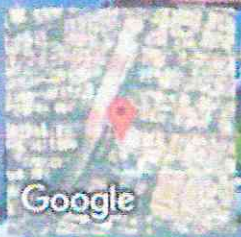
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

NAVASUJA

For IVAR ESTATES PRIVATE LTD

[Handwritten Signature]
S.S. Kulkarni

Authorised Signatory / Director



Chennai, Tamil Nadu, India

Navasuja, 28, Venkatakrishna Rd, RA Puram, Jeth Nagar, Mandavelli, Chennai, Tamil Nadu 600028, India

Lat 13.027019°

Long 80.280668°

14/10/24 12:41 PM GMT +05:30

GPS Map Camera

For IVAR ESTATES PRIVATE LTD


V. S. E. R. K. S.
Authorised Signatory / Director



 GPS Map Camera

Google

Chennai, Tamil Nadu, India

Navasuja, 28, Venkatakrishna Rd, RA Puram, Jeth Nagar, Mandavelli, Chennai, Tamil Nadu 600028, India

Lat 13.027019°

Long 80.260668°

14/10/24 12:41 PM GMT +05:30



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கலைஞர்
100 YEARS
1924 - 2023

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
Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/S/0214/2024

Dated:30.09.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Group Development of High-Rise Building & Non High-Rise Building consisting of 2 Blocks i.e., **Block: A** – Extended Double Basement Floor + Stilt Floor + 1st Floor to 15 Floors – 59 Dwelling units, **Block: B** – Ground Floor + 1st Floor (Game Room, Gym) + 2nd Floor (Indoor Game) + 3rd Floor (Association Room) and Swimming Pool at Ground level availing with Premium FSI at New Door No.73, Venkatakrishna Road, Mylapore, Chennai- 600028, comprising R.S.No.4080/6, Block No.89 of Mylapore village, within the limits of Greater Chennai Corporation – Applied for 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 Planning Permission vide No.C/PP/MSB/25 A to D/2021 Permit No. 13275 in letter No.C3(S)/691/2020 dated 29.04.2021.
 3. DFRS Compliance Certificate No.45/2024 dated 28.05.2024 in Lr.No.D.Dis.No.7324/C1/2024 & D.Dis.No.7604/C1/2024 dated 28.05.2024 from the Director, Directorate of Fire and Rescue Service.
 4. Online Completion Certificate Application received from Thiru.T.V.Sathia Narayana, GPA dated 29.05.2024.
 5. This office D.C.Letter even No. dated 13.09.2024.
 6. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026124 dated 18.09.2024 with enclosures.

This is to certify that Thiru.T.V.Sathia Narayana, GPA, has completed the Construction of Group Development of High-Rise Building & Non High-Rise Building consisting of 2 Blocks i.e., **Block: A** – Extended Double Basement Floor + Stilt Floor + 1st Floor to 15 Floors – 59 Dwelling units, **Block: B** – Ground Floor + 1st Floor (Game Room, Gym) + 2nd Floor (Indoor Game) + 3rd Floor (Association Room) and Swimming Pool at Ground level availing Premium FSI at New Door No.73, Venkatakrishna Road, Mylapore, Chennai- 600028, comprising R.S.No.4080/6, Block No.89 of Mylapore village, within the limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

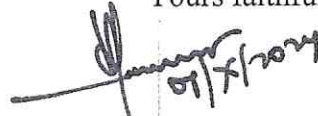
Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 338 / 2024, dated 30.09.2024.

3. 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. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who have signed in the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.15).

Yours faithfully,



for MEMBER-SECRETARY

01/10/24

Copy to:

1. Thiru.T.V.Sathia Narayana, GPA,
No.12, Janakiammal Street,
West Mambalam,
Chennai - 600 033.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
(TNRERA letter No.TNRERA/02696/2023
dated 05.07.2023 (Form-F) extending the
validity of TNRERA Registration No.
TN/29/Building/0212/2021 for the project
under reference from January 2024 to
September 2024 issued in favour of M/s.
IVAR Estates Pvt. Ltd).
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for Display
Board)
4. The System Analyst, Computer Cell, CMDA For Web-hosting
(to update Webpage).

Note:

- (i) The original copy of CMDA's Cash Receipt No.B0018989, dated 09.04.2021 for the payment of the Security Deposit has been submitted by the applicants.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.
- (iii) The swimming pool shall be operated only after the grant of permission from the Executive Authority as per TNCDBR 2019.

ARCHITECT'S CERTIFICATE

Date: 23-10-2024

To
M/s. IVAR Estates Private Limited,
No.3, Mangesh Street,
T Nagar, Chennai-600 017.

Subject: Certificate of Completion of Construction Work of Building Block No.89 of the Building of the "NAVASUJA" Project (TNRERA Registration Number TN/29/Building/0212/2021, dated 12.08.2021) situated on the Land bearing R.S.No.4080/6, Block No.89 of Mylapore Village, New Door No.73, Venkatakrishna Road, Raja Annamalaipuram, Chennai-600 028 demarcated by its boundaries (latitude and longitude of the end points) Latitude 13°02'N North to South and Longitude-80.26'E East to West of Mylapore Village, Triplicane Taluk, Chennai District measuring 3372.46 sq.mts. area, being developed by M/s. IVAR Estates Private Limited.

Sir,

1. I have undertaken assignment as Architect certifying completion of Construction Work of "NAVASUJA" Project Block No.89 of the Building (Total 59 flats) in Stilt Floor + 5 Floors residential building with 59 dwelling units situated on the R.S.No.4080/6, New Door No.73 of Mylapore Village, Triplicane Taluk, Chennai-600 028 Chennai District within the limits of Greater Chennai Corporation, Chennai measuring 3372.46 sq.mts. area, being developed by M/s. IVAR Estates Private Limited.
2. Following technical professionals are appointed by Promoter:
 - (i) Thiru. A. Venkatakrishnan as Architect
 - (ii) Thiru. N. Chandru as Structural Engineer
 - (iii) Thiru. P. Balamurugan as MEP Consultant
 - (iv) Thiru. P. Senthilkumar as Site Supervisor
3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my knowledge, I hereby certify that Block No.89 of the Building (Total 59 flats) in One Block of Block-A: Extended Double Basement Floor-Stilt Floor+1st Floor to 15 Floors with 59 dwelling units, One Block of Block-B: Ground Floor+1st Floor (Game Room, Gym)+2nd Floor (Indoor Games)+3rd Floor (Association Room) and Swimming Pool at Ground Level situated on the R.S.No.4080/6, New Door No.73 of Mylapore Village, Triplicane Taluk, Chennai-600 028 Chennai District within the limits of Greater Chennai Corporation, Chennai 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 Block No.89 of the Building (Total 59 flats) in One Block of Block-A: Extended Double Basement Floor-Stilt Floor+1st Floor to 15 Floors with 59 dwelling units, One Block of Block-B: Ground Floor+1st Floor (Game Room, Gym)+2nd Floor (Indoor Games)+3rd Floor (Association Room) and Swimming Pool at Ground Level is granted Completion Certificate bearing number CMDA/CC/HRB/S/0214/2024, dated 30-09-2024 by Member Secretary, Chennai Metropolitan Development Authority, "Thalamuthu Natarajan Building", No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.

Yours faithfully,


A. VENKATAKRISHNAN

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044 - 2457 2457

5

Date: 23-10-2024

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, N. CHANDRU, have undertaken assignment as Structural Engineer for the detailed design and construction of the building One Block of Block-A: Extended Double Basement Floor-Stilt Floor+1st Floor to 15 Floors with 59 dwelling units, One Block of Block-B: Ground Floor+1st Floor (Game Room, Gym)+2nd Floor (Indoor Games)+3rd Floor (Association Room) and Swimming Pool at Ground Level situated in the land bearing R.S.No.4080/6, Block No.89 of Mylapore Village, Triplicane Taluk, Chennai District, New Door No.73, Venkatakrishna Road, Raja Annamalaipuram, Chennai-600 028.

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.

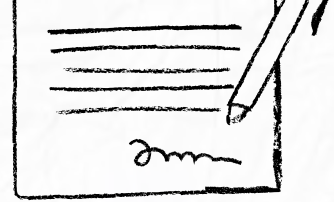
Further after the detailed inspection of the building, it is certified that the constructed structure is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,



N. CHANDRU

N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No. SE/GR-1/19/04/090
GCC REG No : RSE 101062019
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail : chandrusn11@gmail.com
Mobile : 9840767580



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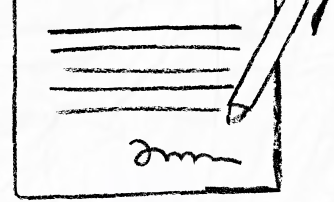
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Vastu & Property Management Tools

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real estate journey

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