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(69) (39)

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	PATTEESWARA DEVELOPERS INDIA P LTD
Project Name	:	PATTEESWARAR HERITAGE
Project Registration No.	:	TN/11/Building/0216/2021
Project Registration Date	:	26.07.2021
Project Completion Date	:	12.04.2024
Quarter Ending	:	SEPTEMBER Year 2024

RERA Separate Bank A/c Details

Bank Name	:	STATE BANK OF INDIA
Bank Branch	:	SME Branch, RAMANATHAPURAM, COIMBATORE
Bank A/c No.	:	40178670702

Amount collected from the allottees and deposited in the RERA A/c	:	Rs.25,12,237/-
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	Rs.17,58,566/-
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	YES

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	28 Nos. in Block 1 28 Nos. in Block 2	6297.21
	Common Amenities provided in 2 Flats	2 Nos. in Block 1	258.08
	b) UDS Registered	56 Flats	6297.21



2. Furnish the details Flat-wise

BLOCK 1 (SAFFRON BLOCK)

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1 ST Floor Flat No.1	YES	YES
2.	1 ST Floor Flat No.2	YES	YES
3.	1 ST Floor Flat No.3	Common Amenities	--
4.	1 ST Floor Flat No.4	Common Amenities	--
5.	1 ST Floor Flat No.5	YES	YES
6.	1 ST Floor Flat No.1	YES	YES
7.	2 ND Floor Flat No.1	YES	YES
8.	2 ND Floor Flat No.2	YES	YES
9.	2 ND Floor Flat No.3	YES	YES
10.	2 ND Floor Flat No.4	YES	YES
11.	2 ND Floor Flat No.5	YES	YES
12.	2 ND Floor Flat No.6	YES	YES
13.	3 RD Floor Flat No.1	YES	YES
14.	3 RD Floor Flat No.2	YES	YES
15.	3 RD Floor Flat No.3	YES	YES
16.	3 RD Floor Flat No.4	YES	YES
17.	3 RD Floor Flat No.5	YES	YES
18.	3 RD Floor Flat No.6	YES	YES
19.	4 TH Floor Flat No.1	YES	YES
20.	4 TH Floor Flat No.2	YES	YES






21.	4 TH Floor Flat No.3	YES	YES
22.	4 TH Floor Flat No.4	YES	YES
23.	4 TH Floor Flat No.5	YES	YES
24.	4 TH Floor Flat No.6	YES	YES
25.	5 TH Floor Flat No.1	YES	YES
26.	5 TH Floor Flat No.2	YES	YES
27.	5 TH Floor Flat No.3	YES	YES
28.	5 TH Floor Flat No.4	YES	YES
29.	5 TH Floor Flat No.5	YES	YES
30.	5 TH Floor Flat No.6	YES	YES

BLOCK 2 (TULSI BLOCK)

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)		UDS Registered (Yes/No)
1.	1 ST Floor Flat No.1	YES		YES
2.	1 ST Floor Flat No.2	YES		YES
3.	1 ST Floor Flat No.3	YES		YES
4.	1 ST Floor Flat No.4	YES		YES
5.	1 ST Floor Flat No.5	YES		YES
6.	1 ST Floor Flat No.1	YES		YES
7.	2 ND Floor Flat No.1	YES		YES
8.	2 ND Floor Flat No.2	YES		YES
9.	2 ND Floor Flat No.3	YES		YES
10.	2 ND Floor Flat No.4	YES		YES
11.	2 ND Floor Flat No.5	YES		YES
12.	2 ND Floor Flat No.6	YES		YES
13.	3 RD Floor Flat No.1	YES		YES






14.	3 RD Floor Flat No.2	YES	YES
15.	3 RD Floor Flat No.3	YES	YES
16.	3 RD Floor Flat No.4	YES	YES
17.	3 RD Floor Flat No.5	YES	YES
18.	3 RD Floor Flat No.6	YES	YES
19.	4 TH Floor Flat No.1	YES	YES
20.	4 TH Floor Flat No.2	YES	YES
21.	4 TH Floor Flat No.3	YES	YES
22.	4 TH Floor Flat No.4	YES	YES
23.	4 TH Floor Flat No.5	YES	YES
24.	4 TH Floor Flat No.6	YES	YES
25.	5 TH Floor Flat No.1	NO	NO
26.	5 TH Floor Flat No.2	YES	YES
27.	5 TH Floor Flat No.3	NO	NO
28.	5 TH Floor Flat No.4	YES	YES
29.	5 TH Floor Flat No.5	YES	YES
30.	5 TH Floor Flat No.6	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block 1 & 2	Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Block 1(Indoor Games & Gym) Block 2	Completed NIL
3.	Status of other Common Amenities as indicated in the Construction Agreement	Lift, Intercom, Generator & RO Plant	Completed



Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.3000 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.105 Lakhs



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

For PATTEESWARA DEVELOPERS INDIA (P) LTD

Signed by Chartered Accountant

For RAMASWAMY & RAMKUMAR
Chartered Accountants
Firm Regn. No. 4206S

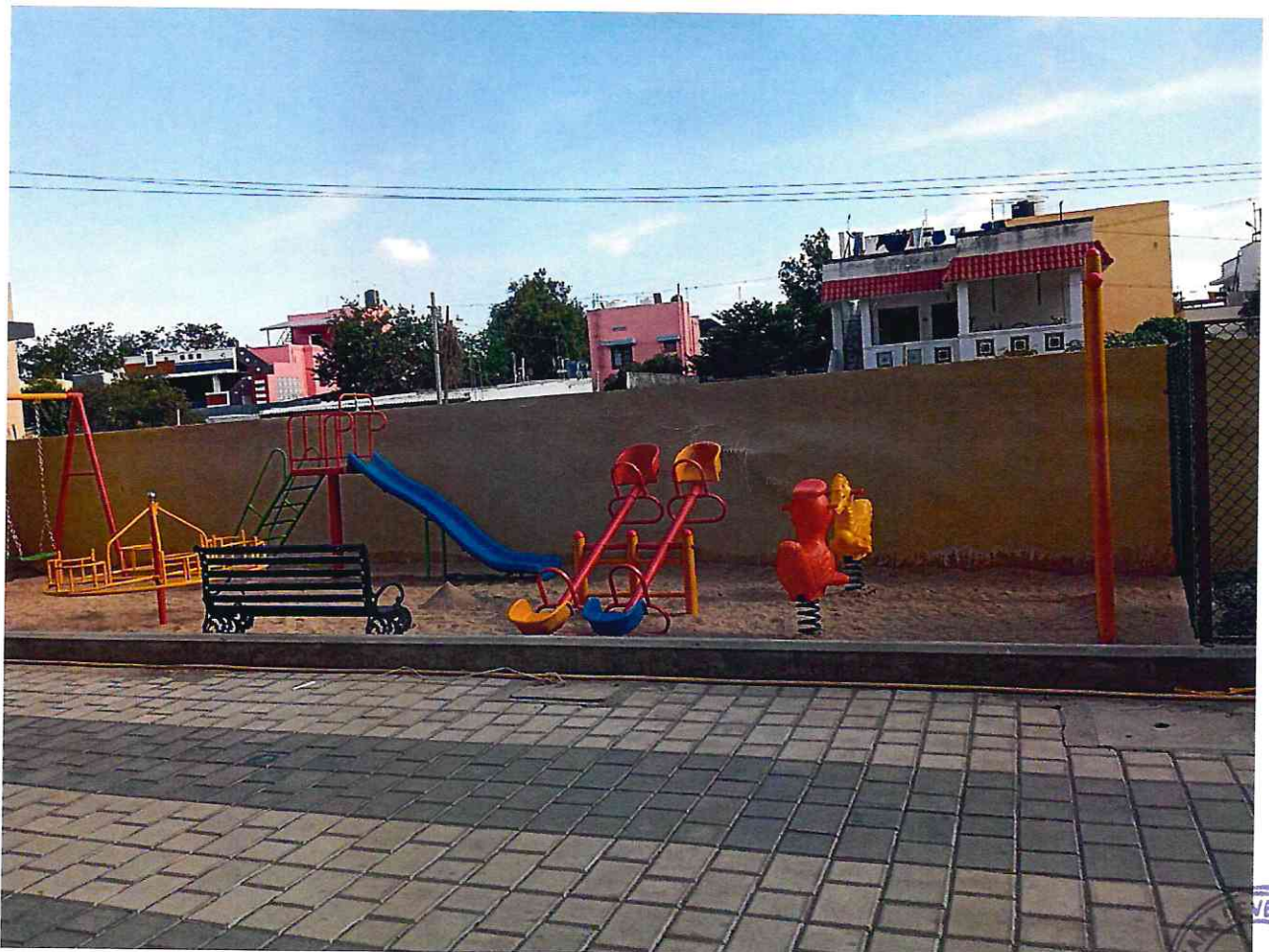
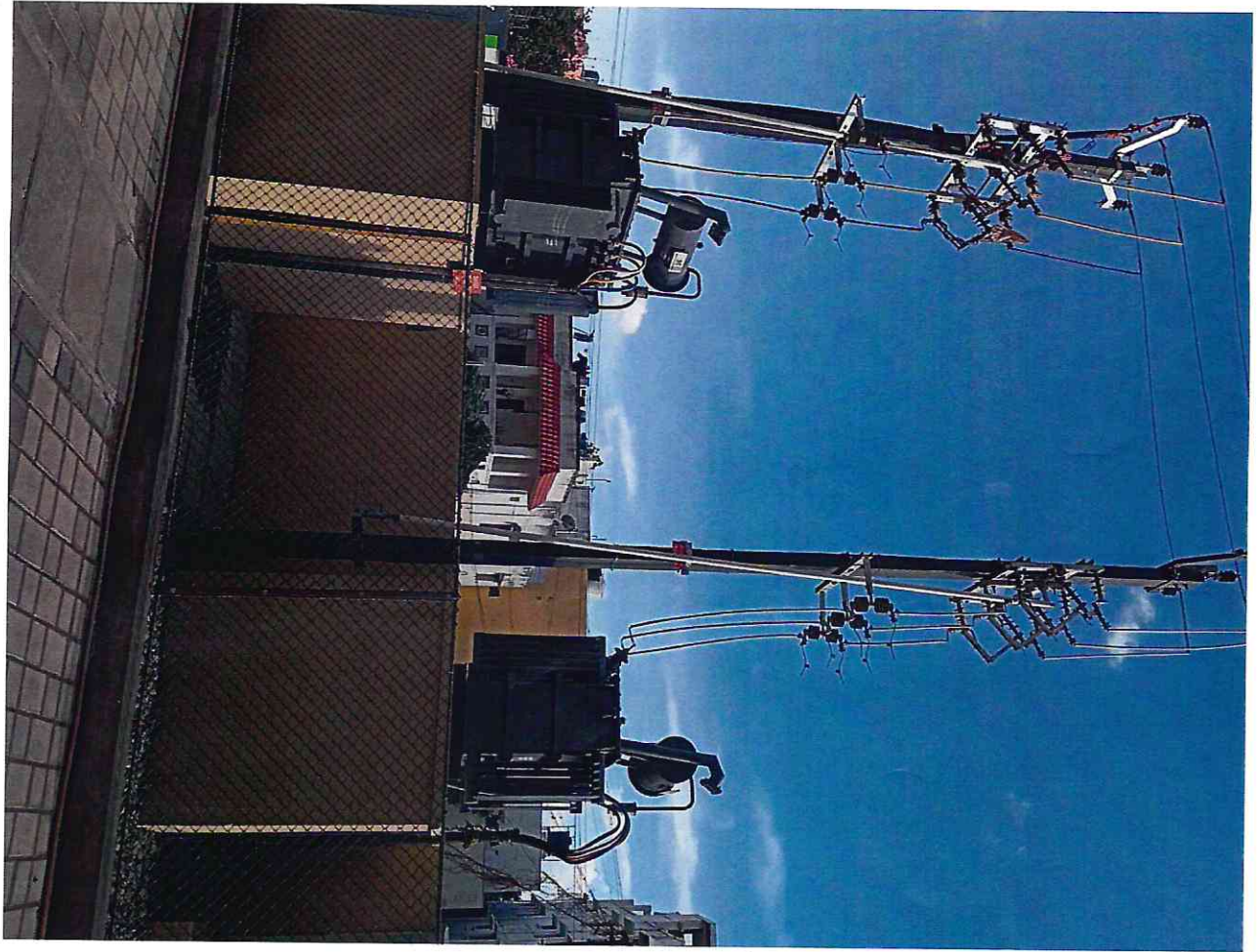
[Signature] 20/11/24
V. RAMASAMY
Partner
M. No : 27136

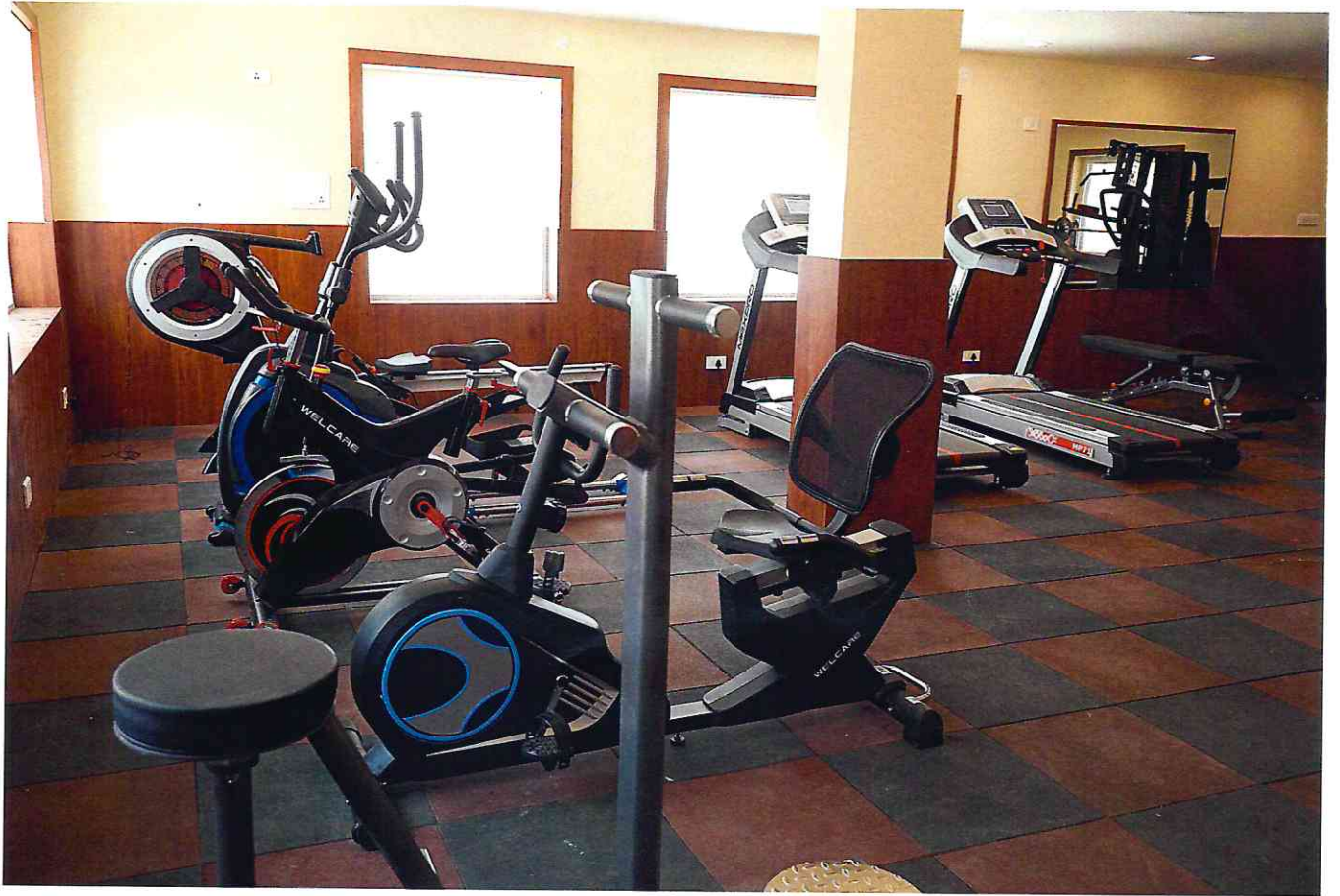
RAMASWAMY & RAMKUMAR
CHARTERED ACCOUNTANTS
ABIRAMI ILLAM
276, 4th STREET EXTENSION,
GANDHIPURAM
COIMBATORE - 641 012.

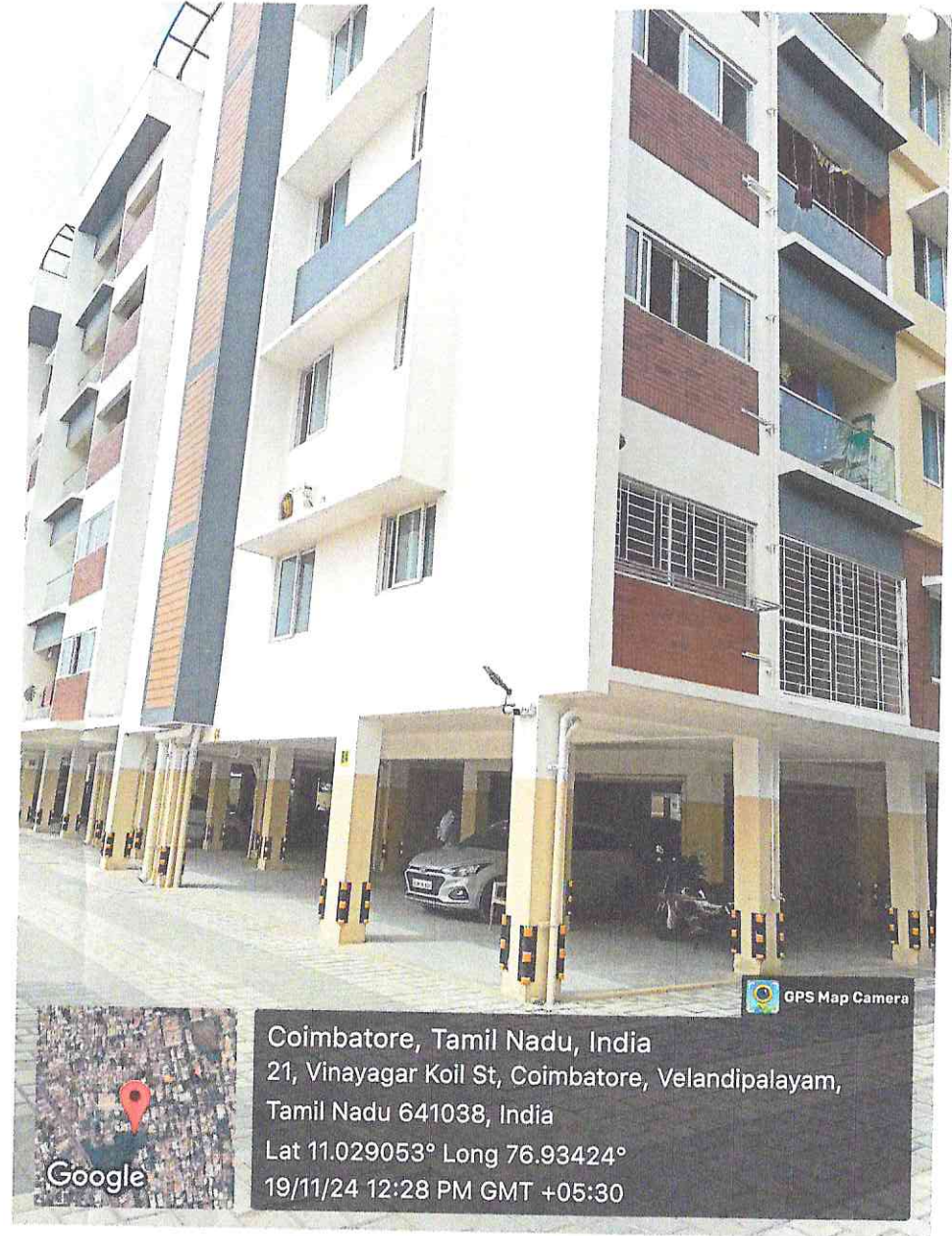
[Signature]
MANAGING DIRECTOR
Signed by Promoter

30/11/24 - 1200000



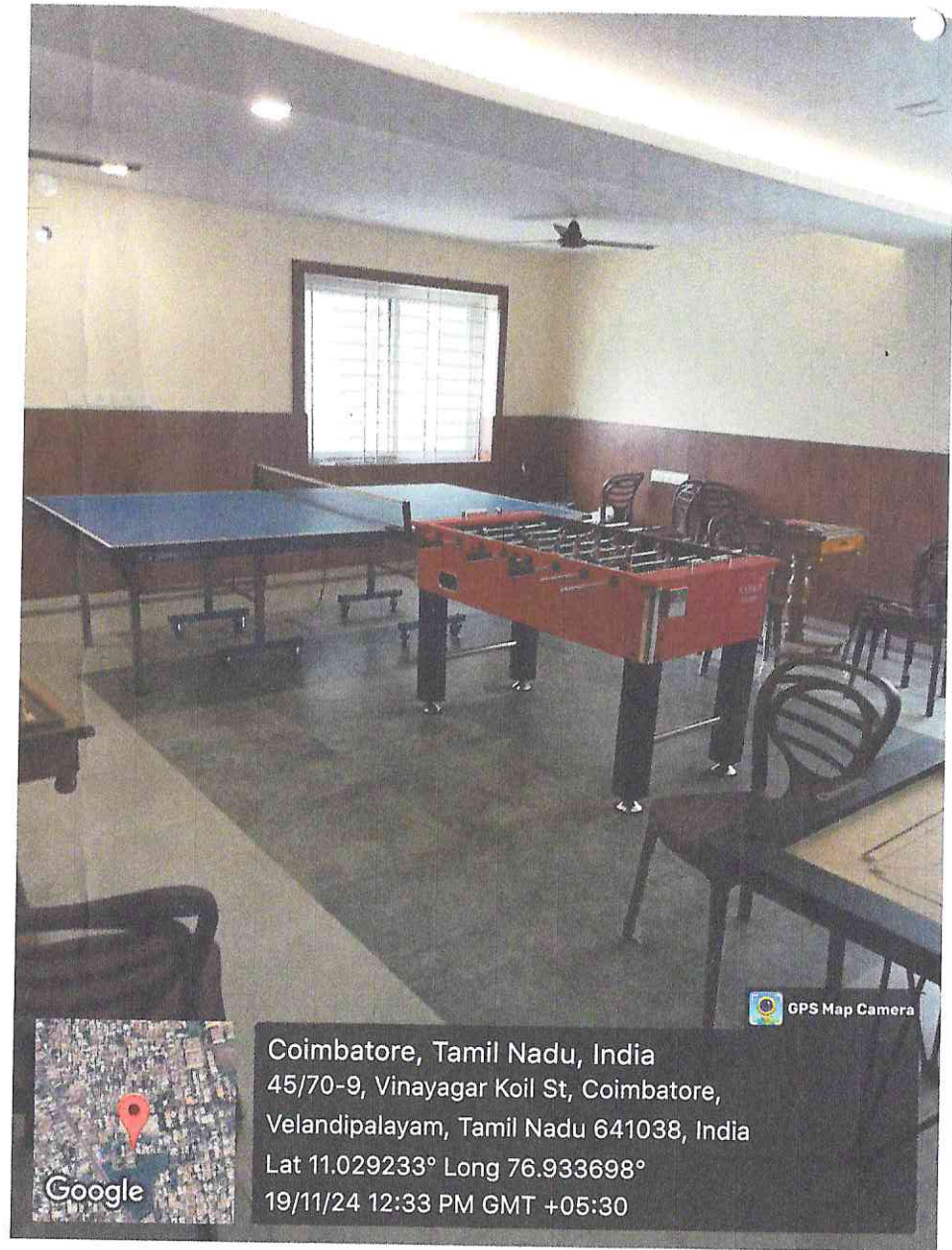
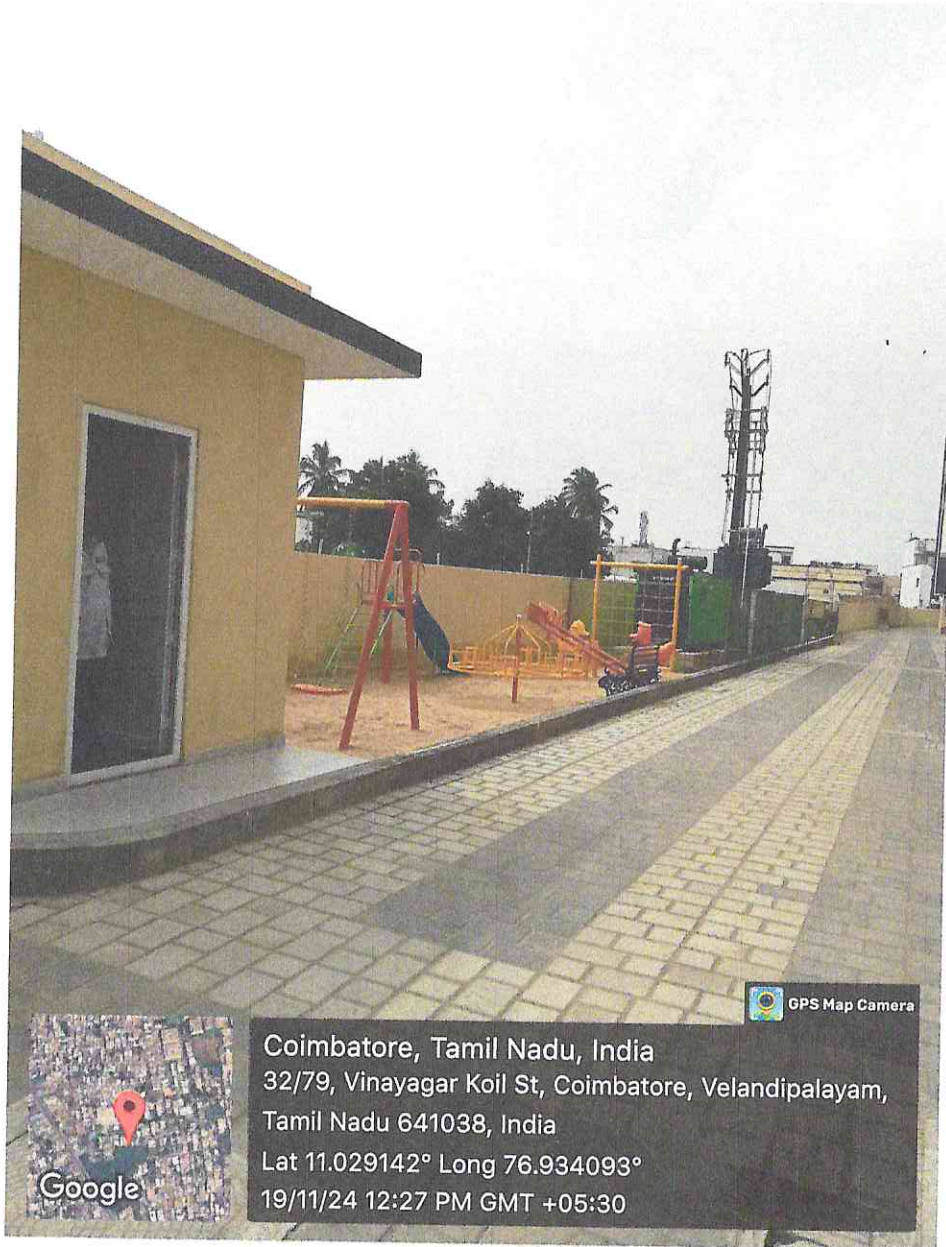


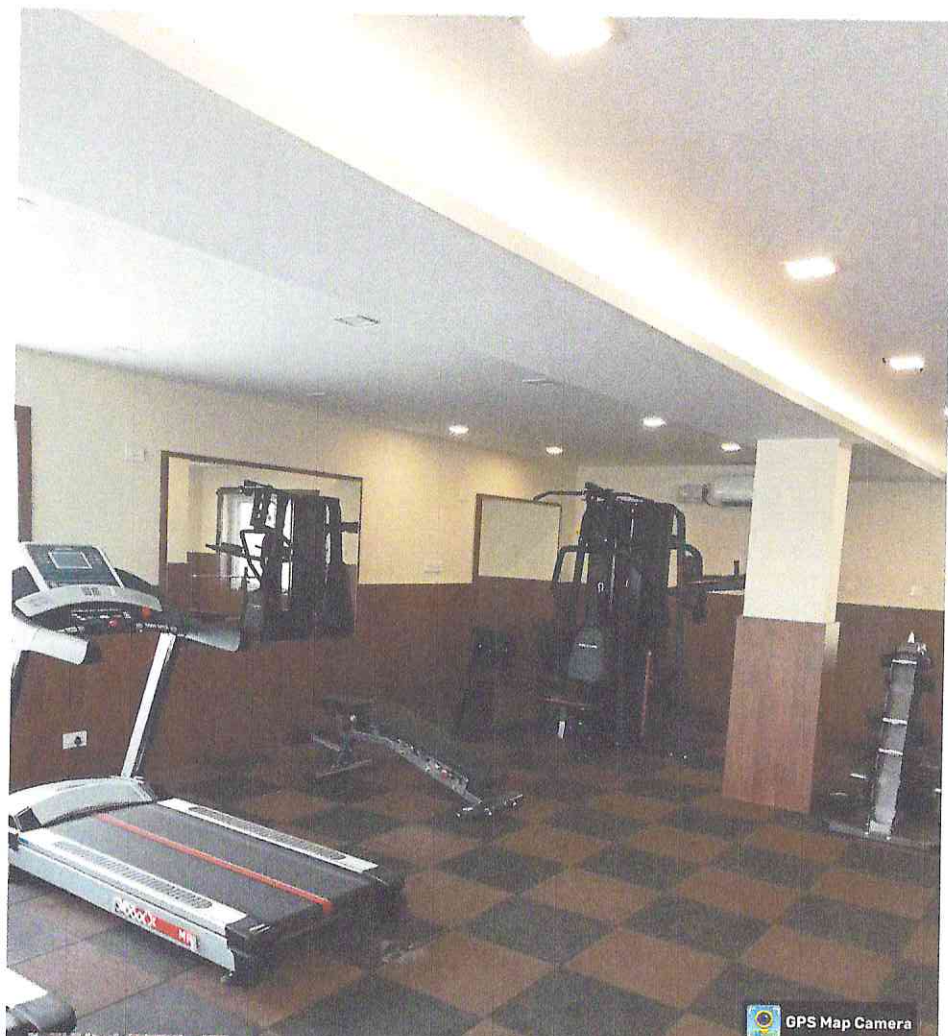




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Handwritten signature or mark.





GPS Map Camera



Google

Coimbatore, Tamil Nadu, India
61, Vinayagar Koil St, Coimbatore, Velandipalayam,
Tamil Nadu 641038, India
Lat 11.029205° Long 76.933607°
19/11/24 12:32 PM GMT +05:30



GPS Map Camera



Google

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2, Velandipalayam, Coimbatore, Tamil Nadu 641038,
India
Lat 11.029084° Long 76.933657°
19/11/24 12:31 PM GMT +05:30

(Signature)

(Signature)



25

26

91

From
Thiru.R.Rajaguru, M.Tech.,
Assistant Director
Member Secretary/Joint Director (Incharge)
Coimbatore Local Planning Authority,
Door No. 50, FCI Road, Gandhima Nagar,
Ganapathy,
Coimbatore-18
E-mail: kovaidisttep@gmail.com
Ph.No. : 0422 - 2380243

To

- 1.The Executive Engineer,
Tamil Nadu Electricity Board,
Coimbatore.
- 2.The Executive Engineer,
Tamil Nadu Water Supply and Drainage
Board, Coimbatore.

Roc.No.2157/2023/LPA

Dated: 06.07.2023

Sir,

Subject : District Town and Country Planning Office Coimbatore -
Coimbatore Local Planning Authority - Completion Certificate for
Residential Apartment Building- Stilt + 5 floors (Block-I)
Building 28 Dwellings - Coimbatore Corporation - Central zone -
Telungupalayam Village - Ward 16- Block 147- T.S.No- 136/1,
137/1 - site extent 4033.00 sq.m - Completion Certificate Issued -
Reg.

- Reference**
1. Director/Town and Country Planning office Chennai ROC.No-
3379/2020/TCP-3 Dated : 24.02.2021
 2. Coimbatore Local Planning Authority Letter ROC
No.620/2021/LPA Planning Permission No. 147'அ' 'ஆ' /2021
dated 30.03.2021
 3. The Commissioner, Coimbatore Corporation B.L.No-
BL/0293/2021/MH1/W Dated: 30.03.2021
 4. Construction Completion Certificate application received from
applicant dated. 26.6.2023

This is to certify that M/S.Patteeswara developers india (P) Ltd., Coimbatore,
Residential Apartment Building stilt + 05 floors (Block-I) 28 Dwellings have been
constructed at Coimbatore Corporation, Central zone , Telungupalayam Village - Ward 16-
Block 147- T.S.No- 136/1, 137/1 - site extent 4033.00 sq.m The building plan has sanctioned
vide ROC No. 620/2021/LPA and Planning Permission No. 147'அ' 'ஆ' /2021 dated
30.03.2021

It was inspected and observed that the building has been completed as per approved
plan and satisfies the norms for issue of Completion Certificate.

1. Accordingly, Completion Certificate is issued for the above construction in C.C No. 40 /2023 CC is issued only for the Residential Apartment Building.

2. The Completion Certificate is issued in accordance with the provision of the TNCDBR – 2019, Rule No. 20& Annexure XXIII of there under does not cover the structural stability aspect of the building.It is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineer / 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.


Member Secretary/Joint Director (IC),
Coimbatore Local Planning Authority
Coimbatore.

Copy to :

1.Patteeswara Developers India (P) Lts.
No.11A, Ground Floor, Sowripalayam Road
Ramanathapuram
Coimbatore- 641045

2.The Commissioner
Coimbatore Corporation
Coimbatore



**GOWTHAM
ARCHITECTS**

FORM -4A

**Redefining Cityscape
Since 1979**

ARCHITECT'S CERTIFICATE

(To be issued on completion of each
of the Building/Block/Tower)

Date: 12.04.2024

To

M/s.Patteeswara Developers India Pvt.Ltd
N0,11A,Sowripalayam Road
Ramanathapuram
Coimbatore -641025

Subject: Certificate of Percentage of Completion of Construction Work of
Block no.1 stilt floor +5floors with 28 dwelling unit and Block no 2 Stilt floor+5floors with
30dwelling unit totaling altogether 58 dwelling unit and gym.no of buildings 2
Wing(s) of the PATTEESWARA HERITAGE Phase of the Project (TNRERA REGN
NO TN/11/Building/0216/2021 dated 26.07.2021) situated on the Plot bearing C.N.
No./CTS No./Survey no./Final Plot no. New T.S No 136/1 &137/1,ward no.16,block
no.14(old S.F.No 539) demarcated by its boundaries (latitude 11° 02' N and longitude
76 °93' E of the end points) 365'0" to the North 365'0" to the
South 128'0" to the East 105'0" to the West of

Telungu palayam village Coimbatore south taluka Coimbatore
District 641025

admeasuring 10331.26 sq.mts. area being developed by
M/s Patteeswara Developers India Pvt.Ltd

Sir,

We M/s GOWTHAM ARCHITECTS have undertaken assignment as
Architect/Engineer of certifying Percentage of Completion of
Construction Work of the
BLOCK NO.1 Building(s)/ 2 Wing(s) of the PATTEESWARA HERITAGE
Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey
no./Final PIOT NO.New T.S.NO 136/1 & 137/1,WARDNO.16,
Block no.14 of Division telungu palayam village Coimbatore south taluka
Coimbatore District Coimbatore PIN 641025
admeasuring 10331.26 sq.mts. area being developed by M/s.Patteeswara
Developers India Pvt Ltd as per the approved plan.





**GOWTHAM
ARCHITECTS**

**Redefining Cityscape
Since 1979**

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

- (i) M/s./Shri/Smt. A.S.ILANGO as Architect/Engineer
(ii) M/s./Shri/Smt. NIRMAL.G as Structural Consultant
(iii) M/s./Shri/Smt. SHREE MAHALAKSHMI CONSTRUCTION as MEP Consultant
(iv) M/s./Shri/Smt. K.J.SABARIGIRISON as Site Supervisor/Clerk of Works

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number TN/11/Building/0216/2021_dated 26.07.2021

Yours Faithfully,

A.S. ILANGU B.Arch:
Consulting Architect & Licensed Building Surveyor
Reg. No. CA/1983/7740
Gowtham Arcade, 208, T.V. Samy Street,
R.S. Puram Coimbatore - 641 002



Signature & Name (IN BLOCK LETTERS) OF Architect/Engineer
(License No.....)

G. NIRMAL CHANDER M.E. (STRUCT)., MIE.,

Chartered Engineer - M 57946

Structural Consultant



18.10.2024

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

I **G.Nirmal Chander** have undertaken assignment as Structural Engineer for the detailed design and construction of the building **Block 1 and Block 2** of the building comprising of **Ground + 5 floors** situated in the land bearing Survey Number **T.S.No 136/1 & 137/1 Door No SF No 539/2, Ward No 16, Block No : 14 Telungupalayam Village.**

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.

Signature, Name and seal
of the Registered Structural Engineer

G. Nirmal Chander ME (Structures) MIE
Chartered Engineer - M 57946
Structural Consultant
25, New Damu Nagar, Puliakulam Road,
Coimbatore - 641 037.

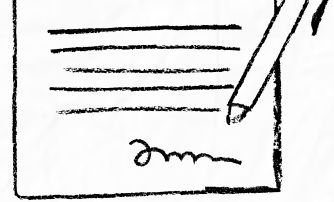
Yours faithfully,

25, New Damu Nagar, Puliakulam Road
Coimbatore - 641 037

Mobile : +91 94433 28041

E-mail : nirmalg1959@gmail.com





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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.



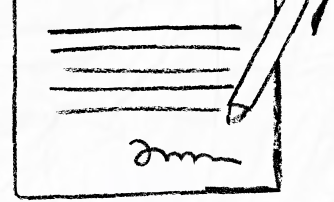
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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



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with smart tools



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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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Chennai, India

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