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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s IVAR Estates Private Limited
Project Name	:	Club-1
Project Registration No.	:	TN/29/Building/302/2021
Project Registration Date	:	14-09-2021
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.	:	407401701913

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.15,30,40,525.00
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.15,28,02,427.00
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	2 Units	640.10
	b) UDS Registered	2 Units	245.19

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)
1	Flat 2	Yes	Yes
2	Flat 4	Yes	Yes

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	**Stage of construction of each Block/Tower, Floor wise**		
	I. Structure work	Tower 01	Completed
	II. Block work; Inner and External Plastering work		Completed
	III. Services Work		Completed
	IV. Marble/Tile Flooring		Completed
	V. Window Installation		Completed
	VI. False ceiling & Primer work		Completed
	VII. Door Frame & Shutter fixing		Completed
	VIII. Wiring & Automation work		Completed
2.	**Status of common Amenities for each Block/Tower, Item wise**		
	I. Terrace water proofing	Common amenities	Completed
	II. External Wall GFRC Panel fixing		Completed
	III. Lobby & Staircase flooring		Completed
	IV. Lift Erection		Completed.
	V. Swimming Pool		Completed.
	VI. Basement Carpark Grano flooring work		Completed
	VII. Basement Mechanical parking Erection		Completed
	VIII. Stilt floor – Flooring work		Completed
	IX. External - Drive way Paving work		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.1233.72 Lakhs
2.	Percentage of completion of Common Amenities - NIL	NIL

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.

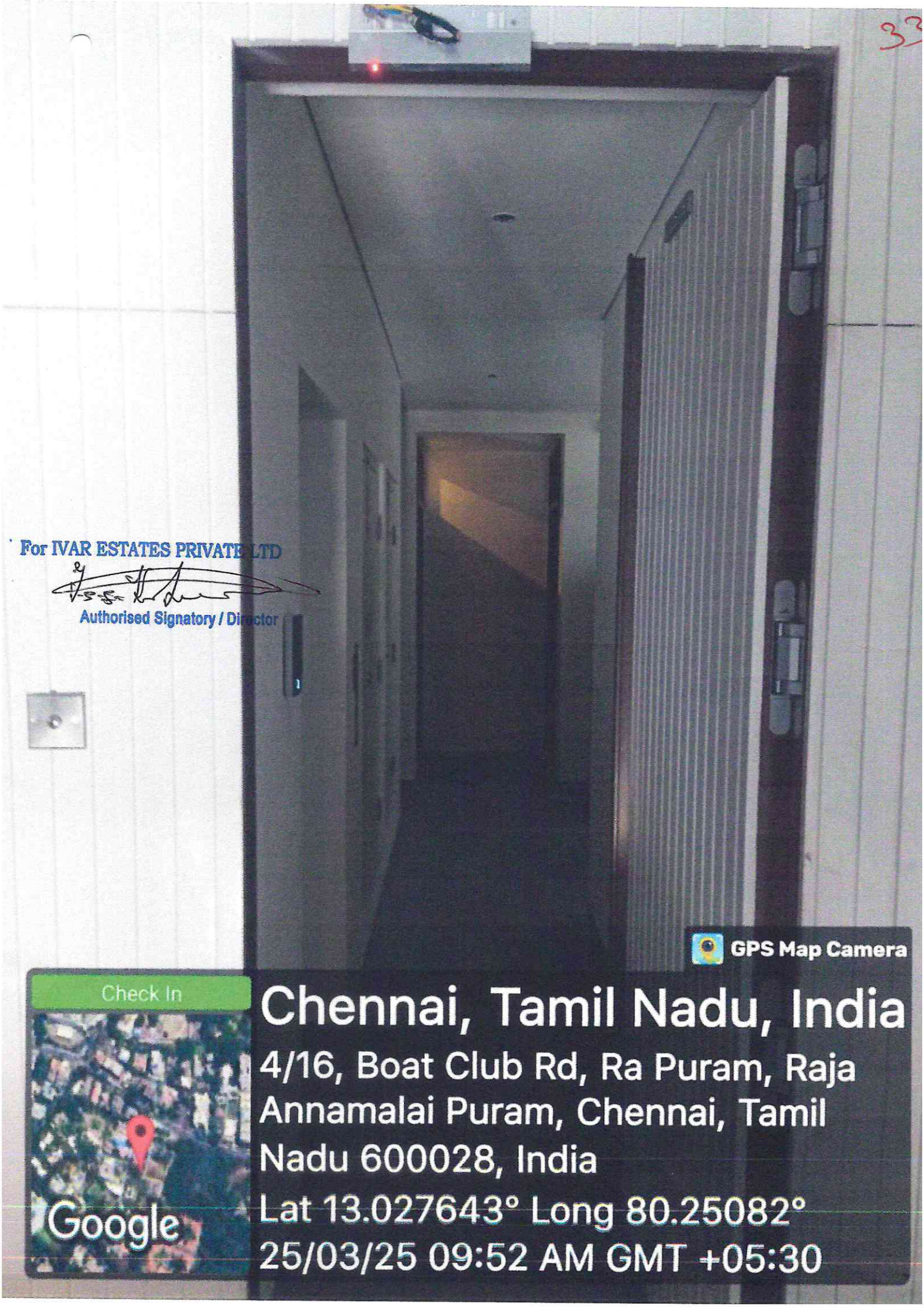
For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director




For IVAR ESTATES PRIVATE LTD
Authorised Signatory / Director
GPS Map Camera
Chennai, Tamil Nadu, India
4/16, Boat Club Rd, Ra Puram, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India
Lat 13.0278° Long 80.250776°
06/03/2025 03:06 PM GMT +05:30
Google


For IVAR ESTATES PRIVATE LTI
Authorised Signatory / Directo
GPS Map Camera
Check In
Google
Chennai, Tamil Nadu, India
4/16, Boat Club Rd, Ra Puram, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India
Lat 13.027661° Long 80.250875°
25/03/25 09:54 AM GMT +05:30


For IVAR ESTATES PRIVATE LTD
Authorised Signatory / Director
GPS Map Camera
Check In
Google
Chennai, Tamil Nadu, India
4/16, Boat Club Rd, Ra Puram, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India
Lat 13.027643° Long 80.25082°
25/03/25 09:52 AM GMT +05:30

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For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director

GPS Map Camera

Check In

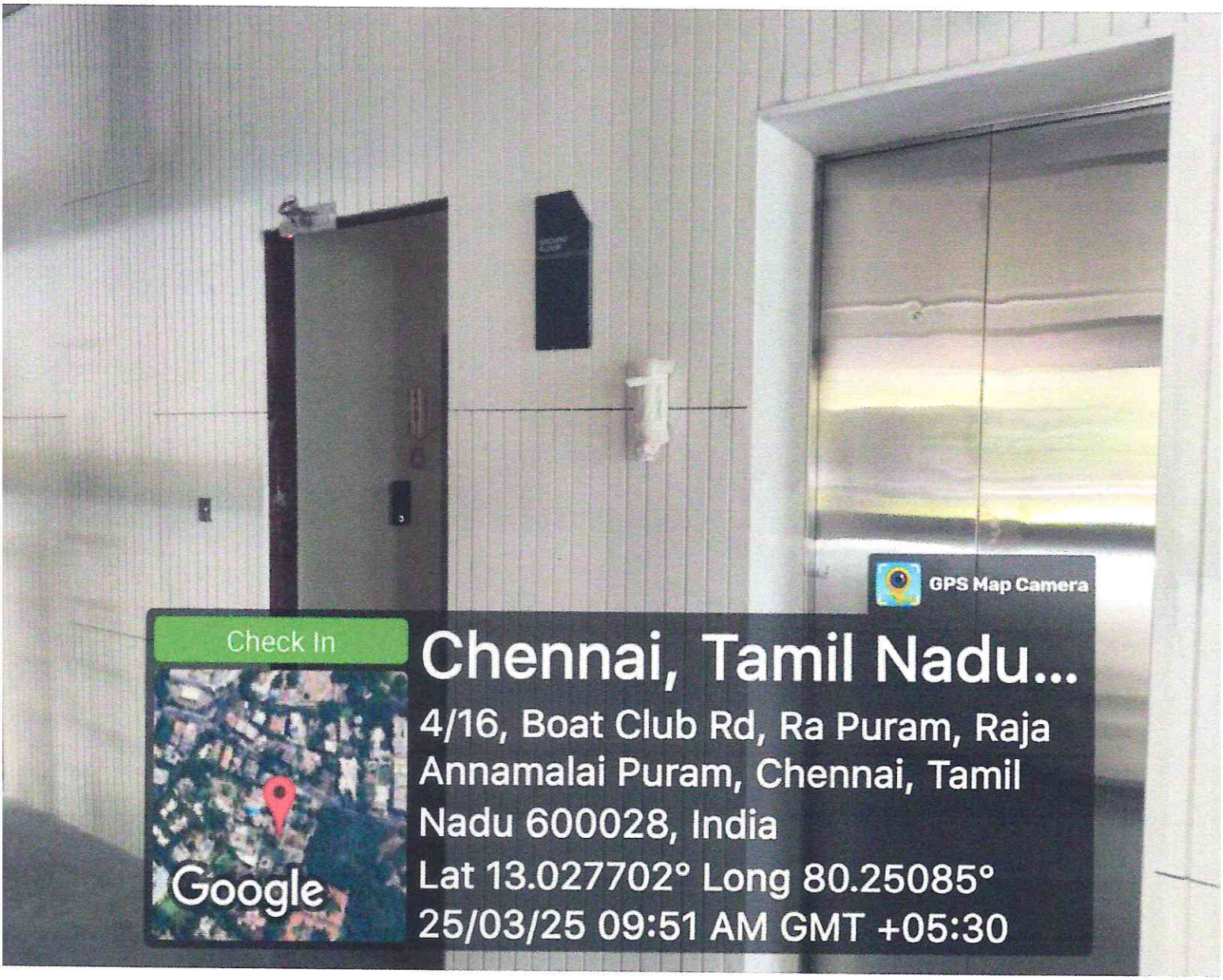


Chennai, Tamil Nadu, India

4/16, Boat Club Rd, Ra Puram, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India

Lat 13.027692° Long 80.250864°

25/03/25 09:51 AM GMT +05:30



For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director



For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director

GPS Map Camera

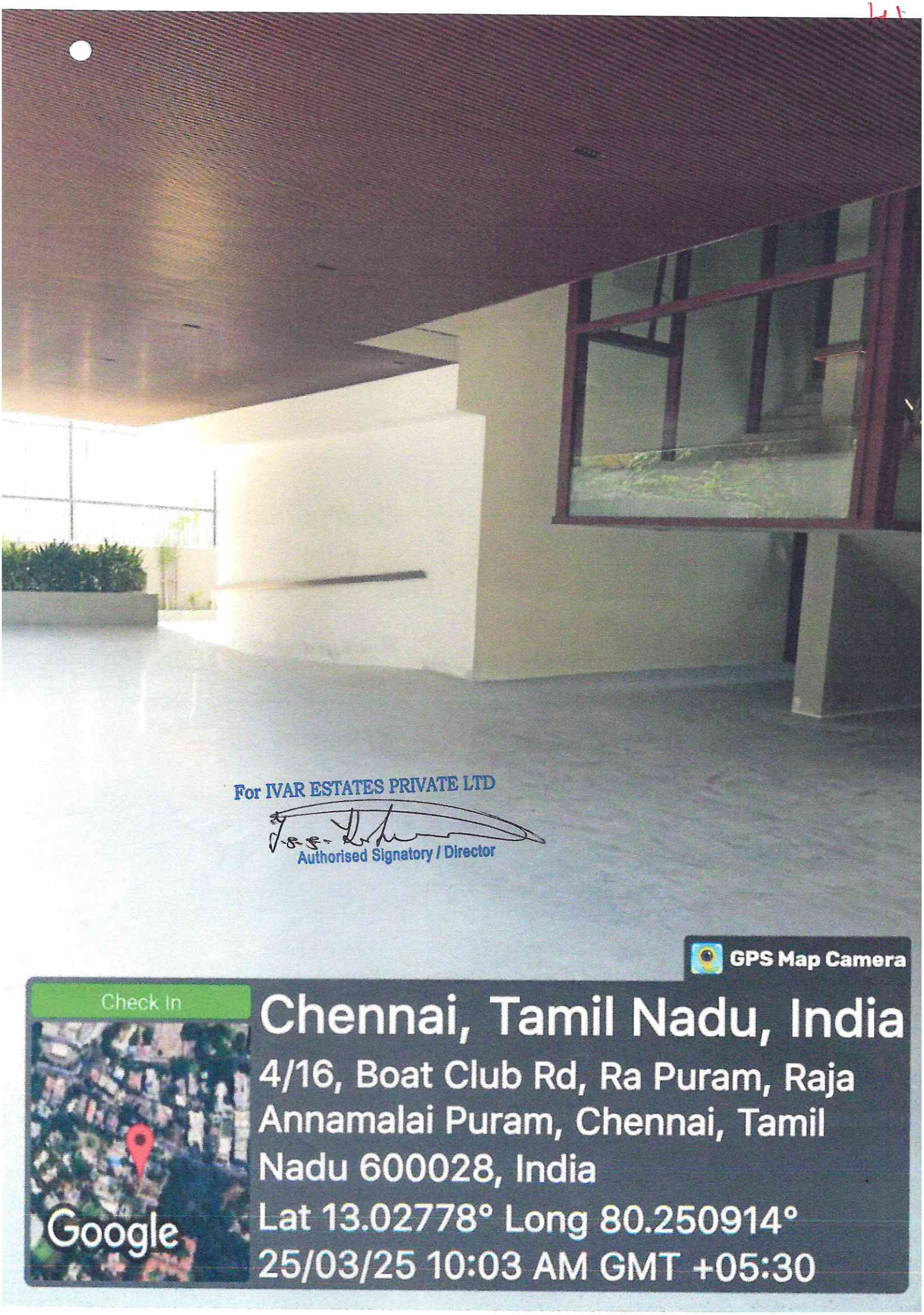
Check In

Chennai, Tamil Nadu, India

4/16, Boat Club Rd, Ra Puram, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India

Lat 13.027765° Long 80.250876°

25/03/25 09:50 AM GMT +05:30


For IVAR ESTATES PRIVATE LTD
Authorised Signatory / Director
GPS Map Camera
Check In
Google
Chennai, Tamil Nadu, India
4/16, Boat Club Rd, Ra Puram, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India
Lat 13.02778° Long 80.250914°
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For IVAR ESTATES PRIVATE LTD

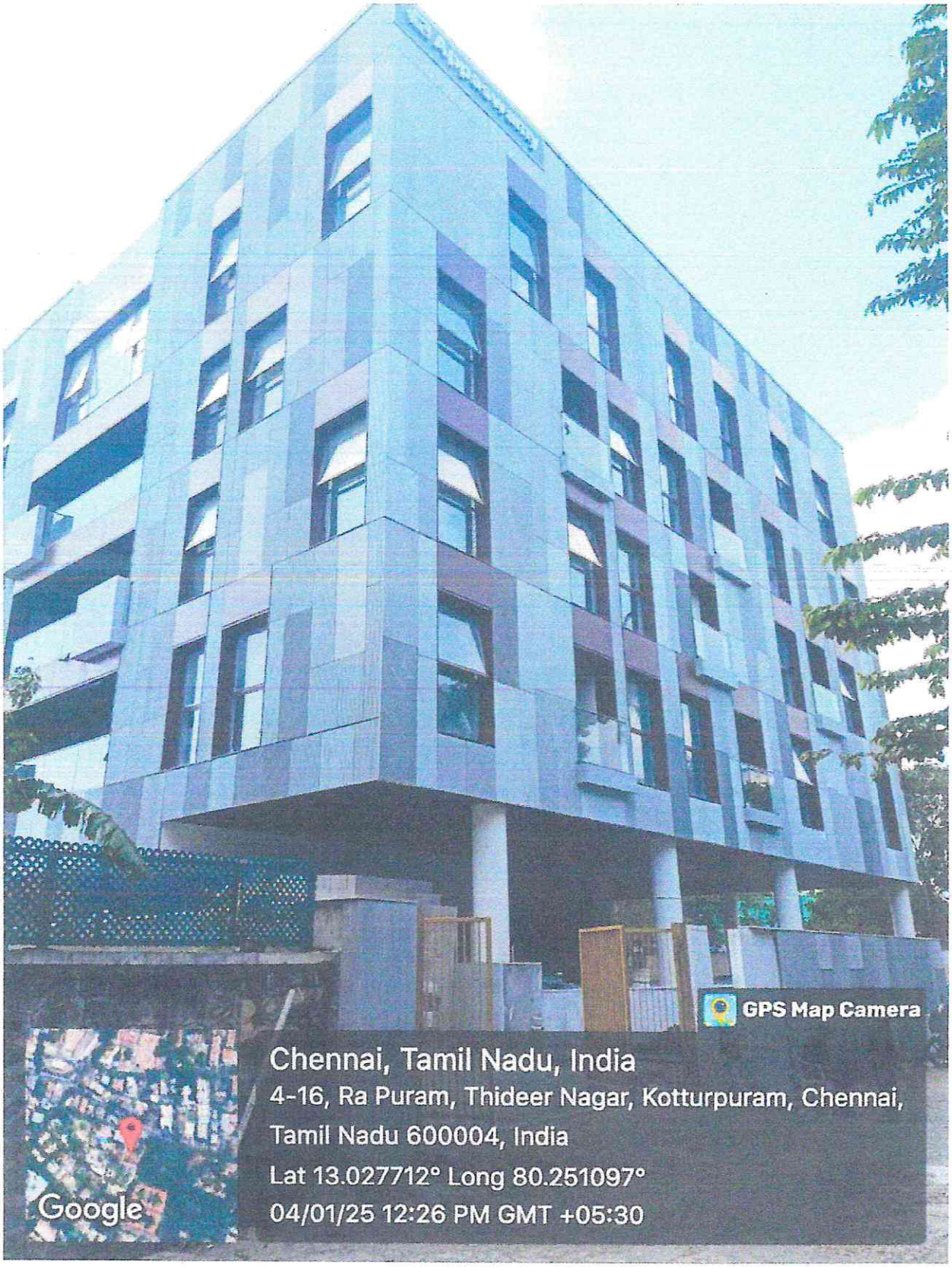
Authorised Signatory / Director



For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director

Project – Club 1



For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director

Project – Club 1



For IVAR ESTATES PRIVATE LTD

Authorised Signatory / Director

RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

1924 - 2023

CHENNAIMETROPOLITANDEVELOPMENTAUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road,
Egmore,Chennai - 600 008
Phone : 28414855Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

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
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0388/2024 **Dated: 27.12.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Basement Floor + Stilt Floor + 3 Floors + 4th Floor (Part) Residenital Building with 7 dwelling units with Swimming Pool at Terrace Floor availing with Premium FSI at New Door No.4, Old Door No.16, Boat Club Road, R.A.Puram, Chennai – 600 028 comprised in R.S. No.3901/117, Block No.85 of Mylapore Village within the limits 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 Planning Permission vide PP No. B/NHRB/124 A to E/2021, Planning Permit No.14132 in letter No.PP/NHRB/S(B1)/119/2020 dated 26.04.2021.
3. Online Completion Certificate Application received from Thiru.Vijay Prasad Srinivasan, GPA for Tvl.1) Sridhar, 2) Jayanth Sridhar and 3) Manojav Sridhar dated 10.09.2024.
4. This office D.C.Letter even No. dated 20.12.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No. B0026387 dated 23.12.2024 with enclosures.

*****

This is to certify that Thiru.Vijay Prasad Srinivasan, GPA for Tvl.1) Sridhar, 2) Jayanth Sridhar and 3) Manojav Sridhar has completed the Construction Basement Floor + Stilt Floor + 3 Floors + 4th Floor (Part) Residenital Building with 7 dwelling units with Swimming Pool at Terrace Floor availing with Premium FSI at New Door No.4, Old Door No.16, Boat Club Road, R.A.Puram, Chennai – 600 028 comprised in R.S. No.3901/117, Block No.85 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/446/ 2024, dated 27.12.2024.

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 is issued 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. 12).

Yours faithfully,

27/12/2024

for MEMBER-SECRETARY

27/12/24

Copy to:

1. Thiru.Vijay Prasad Srinivasan,
   GPA for Tvl.1) Sridhar, 2) Jayanth Sridhar
   and 3) Manojav Sridhar,
   No.12, Parthasarathi Garden, Kasturi Rangan Road,
   Alwarpet, Chennai – 600 018
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (Extension of TNRERA Letter No.TNRERA/A2/2339/2024 dated 26.06.2024 & its Registration No. TN/29/Building/0302/2021 issued in Letter No.TNRERA/4392/2021 dated 17.09.2021 validity upto 31.12.2024).
3. The Deputy Financial Analyst
   Finance Division, CMDA. (For Refund of Security Deposit for Building, and Display Board)
4. The System Analyst, Computer Cell, CMDA. (For Web-hosting)

Note:

(i) The original copy of CMDA's Cash Receipt No. B0019000, dated 12.04.2021 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)Swimming Pool shall be operated only after the grant of permistion from the Executive Authority as per TNCDBR 2019

FORM-4A

ARCHITECT'S CERTIFICATE

Date: 27-12-2024

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.85 of the Building of the "CLUB-1" Project (TNRERA Registration Number TN/29/Building/302/2021, dated 14.09.2021) situated on the Land bearing R.S.No.3901/117, Block No.85, New Door No.4, Old Door No.16, Boat Club Road, R.A. Puram, Chennai-600 028 demarcated by its boundaries (latitude and longitude of the end points) Latitude 13°02.76′53"*N* North to South and Longitude-80°25'12.95.89"E East to West of Mylapore Village, Mylapore Taluk, Chennai District-600 028 measuring 978 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 "CLUB-1" Project Block No.85 of the Building (Total 7 flats) in Basement Floor + Stilt Floor + 3 Floors+4th Floor part residential Building with 7 dwelling Units situated on the R.S.No.3901/117, Block No.85, New Door No.4, Old Door No.16, Boat Club Road, R.A. Puram, Chennai-600 028, Chennai District within the limits of Greater Chennai Corporation, Chennai measuring 978 sq.mts. area, being developed by M/s. IVAR Estates Private Limited.

2. Following technical professionals are appointed by Promoter:

   (i) Thiru. Sri Ram Ganapathi as Architect
   (ii) Thiru. N. Chandru as Structural Engineer
   (iii) Thiru. R Gobinath as MEP Consultant
   (iv) Thiru. Esakki Muthu 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.85 of the Building (Total 7 flats) in Basement Floor+Stilt Floor_3 Floors+4th Floor part residential Building with 7 dwelling Units situated on the R.S.No.3901/117, Block No.85, New Door No.4, Old Door No.16, Boat Club Road, R.A. Puram, 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.85, of the Building (Total 7 flats) in Basement Floor+Stilt Floor_3 Floors+4th Floor part residential Building with 7 dwelling Units situated on the R.S.No.3901/117, Block No.85, New Door No.4, Old Door No.16, Boat Club Road, R.A. Puram, Chennai-600 028, Chennai District within the limits of Greater Chennai Corporation, Chennai is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0388/2024, dated 27-12-2024 by Member Secretary, Chennai Metropolitan Development Authority, "Thalamuthu Natarajan Building", No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.

Yours faithfully,

SRI RAM GANAPATHI

SRIRAM GANAPATHI
CA/90/12993
RA/Gr.I/19/04/154
11/53D, Sripuram.Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai - 600 016.

28/4/2025

FORM-4B

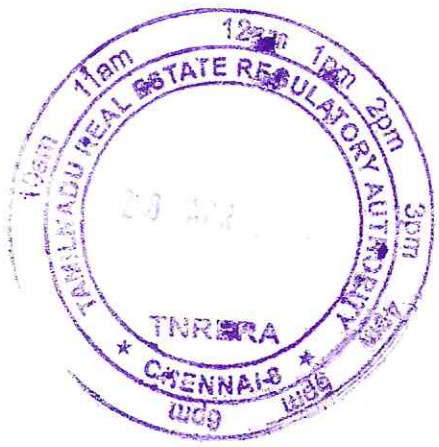
STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, N. Chandru, have undertaken assignment as Structural Engineer for the detailed design and construction of the building Block No.85 in Basement Floor+Stilt Floor_3 Floors+4th Floor part residential Building with 7 dwelling Units situated in the land bearing R.S.Nos.3901/117, New Door No.4, Old Door No.16, Boat Club Road, R.A. Puram, 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.

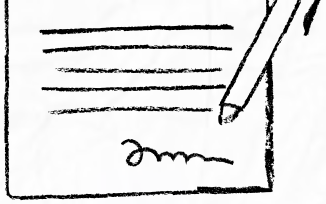
Further after the detailed inspection of the building, it is certified that the constructed structure is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,



N. CHANDRU

N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No. SE/GR-I/19/04/090
GCC REG No : RSE 101062019
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail : chandrusns11@gmail.com
Mobile : 9840767580



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

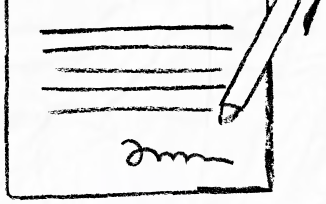
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions 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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
www.verified.realestate