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Gowtham Arcade, 3rd Floor  
208, T.V. Swamy Road, R.S. Puram  
Coimbatore - 641 002  
+91 422 4210350, +91 98410 81600  
vrksa@hotmail.com  
vrksa.co.in  
GSTIN : 33AFQPA4220F1Z0

### Project - Quarterly Progress Report (QPR)

|                           |   |                               |
|---------------------------|---|-------------------------------|
| Promoter's Name           | : | VRKSA, Proprietor D. Abhishek |
| Project Name              | : | VRKSA ZIYA                    |
| Project Registration No.  | : | TN/11/Building/0363/2021      |
| Project Registration Date | : | 26.10.2021                    |
| Project Completion Date   | : | 07.02.2024                    |
| Quarter Ending            | : | June 2024                     |

#### RERA Separate Bank A/c Details

|              |   |                                    |
|--------------|---|------------------------------------|
| Bank Name    | : | Karur Vysya Bank                   |
| Bank Branch  | : | Sai Baba Colony Branch, Coimbatore |
| Bank A/c No. | : | 1253135000012166                   |

|                                                                                    |   |                  |
|------------------------------------------------------------------------------------|---|------------------|
| Amount collected from the allottees and deposited in the RERA A/c                  | : | Rs.4,49,40,610/- |
| Amount withdrawn from the RERA A/c datewise with percentage of physical completion | : | Rs.4,49,26,440/- |
| Bank statement for the respective Quarter duly signed by the Bank to be enclosed   | : | Enclosed         |

#### A. Sales

| Sl. No. | Description                                                                                   | Cumulative No. of Units upto the Quarter | Total Area    |
|---------|-----------------------------------------------------------------------------------------------|------------------------------------------|---------------|
| 1.      | Flats Booked size wise (As given in Carpet Area Statement while registering) Tower Floor-wise | 6 Units                                  | 462.41 Sq.mtr |
|         | a. Parking Lots                                                                               | 6 Nos                                    |               |
|         | b. UDS Registered in Sq.m.                                                                    | 4 Units                                  | 152.70 Sq.mtr |





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☎ (91) 422 4210350, (91) 98410 81500  
✉ vrksa@hotmail.com  
● vrksa.co.in  
GSTIN : 33AFQPA4220F1Z9

2. Furnish the details Flat-wise

| Sl. No. | Flat No.                  | Flats Booked (Yes/No) | UDS Registered (Yes/No) |
|---------|---------------------------|-----------------------|-------------------------|
| 1.      | 2B, 2 <sup>nd</sup> Floor | Yes                   | Yes                     |
| 2.      | 3B, 3 <sup>rd</sup> Floor | Yes                   | Yes                     |
| 3.      | 2C, 2 <sup>nd</sup> Floor | Yes                   | Yes                     |
| 4.      | 3A, 3 <sup>rd</sup> Floor | Yes                   | Yes                     |
| 5.      | 2A, 2 <sup>nd</sup> Floor | Yes                   | No                      |
| 6.      | 2D, 2 <sup>nd</sup> Floor | Yes                   | No                      |
| 7.      | 1A, 1 <sup>st</sup> Floor | No                    | No                      |
| 8.      | 1B, 1 <sup>st</sup> Floor | No                    | No                      |
| 9.      | 1C, 1 <sup>st</sup> Floor | No                    | No                      |
| 10.     | 1D, 1 <sup>st</sup> Floor | No                    | No                      |
| 11.     | 3C, 3 <sup>rd</sup> Floor | No                    | No                      |
| 12.     | 3D, 3 <sup>rd</sup> Floor | No                    | No                      |
| 13.     | 4A, 4 <sup>th</sup> Floor | No                    | No                      |
| 14.     | 4B, 4 <sup>th</sup> Floor | No                    | No                      |
| 15.     | 4C, 4 <sup>th</sup> Floor | No                    | No                      |
| 16.     | 4D, 4 <sup>th</sup> Floor | No                    | No                      |
| 17.     | 5A, 5 <sup>th</sup> Floor | No                    | No                      |
| 18.     | 5B, 5 <sup>th</sup> Floor | No                    | No                      |
| 19.     | 5C, 5 <sup>th</sup> Floor | No                    | No                      |





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## B. Construction

| Sl. No. | Description                                                                     | Block/Tower No. | Status                                                                                                                                                                       |
|---------|---------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Stage of construction of each Block/Tower, Floor-wise                           | Single Block    | 1 <sup>st</sup> Floor- Completed<br>2 <sup>nd</sup> Floor Completed<br>3 <sup>rd</sup> Floor Completed<br>4 <sup>th</sup> Floor Completed<br>5 <sup>th</sup> Floor Completed |
| 2.      | Status of Common Amenities for each Block/Tower, Item-wise as per approved plan | Single Block    | Lift Installation Completed Photo Enclosed.                                                                                                                                  |
| 3.      | Status of other Common Amenities as indicated in the Construction Agreement     | Single Block    | GYM /Multipurpose Room Ready Photo Enclosed                                                                                                                                  |

| Sl. No. | Description                                                                                                                 | Percentage              |
|---------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.      | Percentage of completion Block / Tower Floor-wise<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | 100%<br>Rs.709.70 Lakhs |
| 2.      | Percentage of completion of Common Amenities<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs)      | 100%<br>Rs.15.30 Lakhs  |

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

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

For SKSV & Associates  
Chartered Accountants  
Firm Reg. No. 014082S

D. Sundaravaradhan

D. SUNDARAVARADHAN  
Partner  
M.No. 225604

Signed by Chartered Accountant

For VRKSA

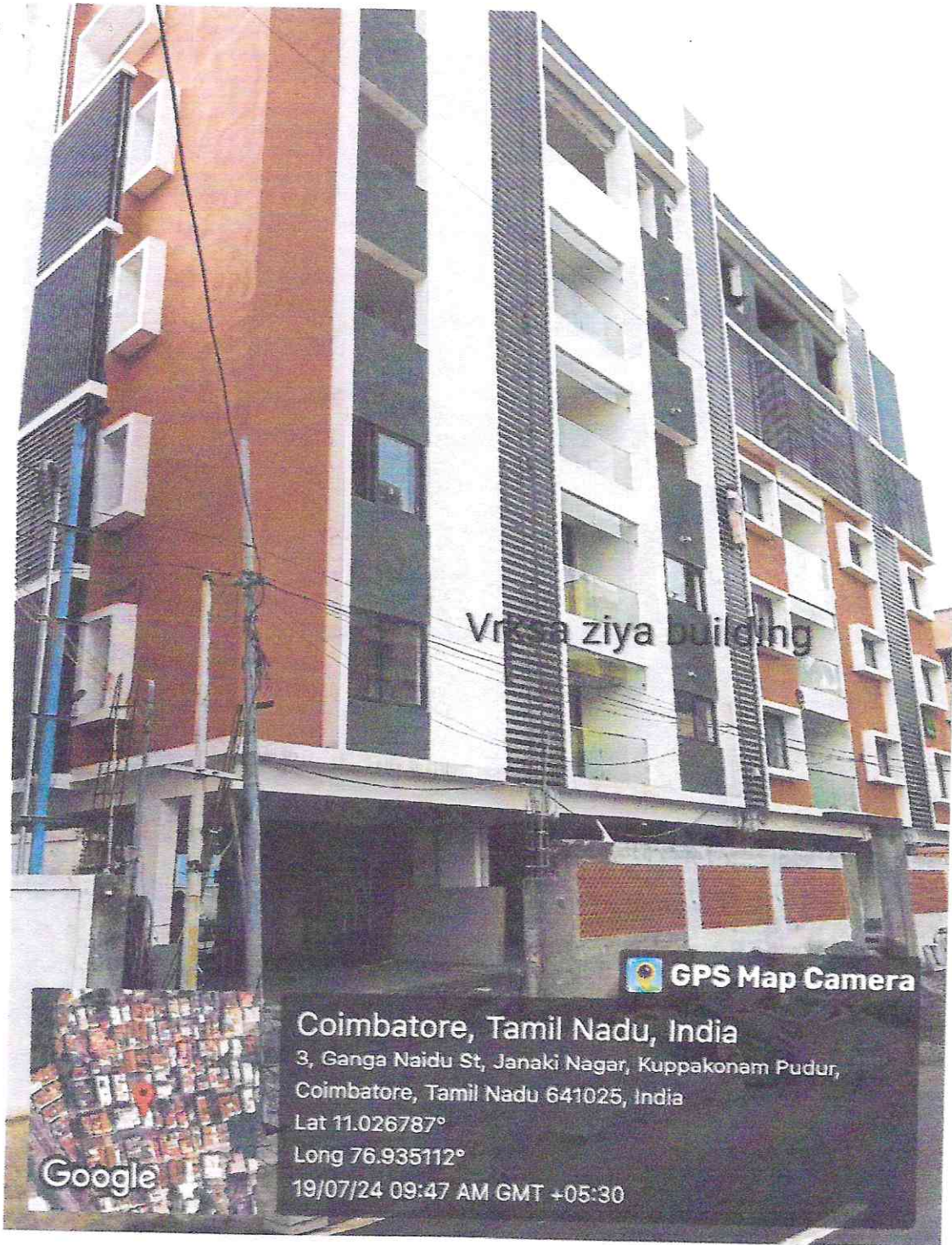
Proprietor

Signed by Promoter



68





Vrksa ziya building

 **GPS Map Camera**

**Coimbatore, Tamil Nadu, India**

3, Ganga Naidu St, Janaki Nagar, Kuppakonam Pudur,  
Coimbatore, Tamil Nadu 641025, India

Lat 11.026787°

Long 76.935112°

19/07/24 09:47 AM GMT +05:30

 Google

99



stilt floor car parking



Google

GPS Map Camera

Coimbatore, Tamil Nadu, India

14/3, Janaki Nagar, Kuppakonam Pudur, Coimbatore, Tamil Nadu 641038, India

Lat 11.026894°

Long 76.934875°

19/07/24 10:31 AM GMT +05:30

37



Transformer

GPS Map Camera

Coimbatore, Tamil Nadu, India

151, Ganga Naidu St, Janaki Nagar, Kk Pudur, Coimbatore,  
Tamil Nadu 641038, India

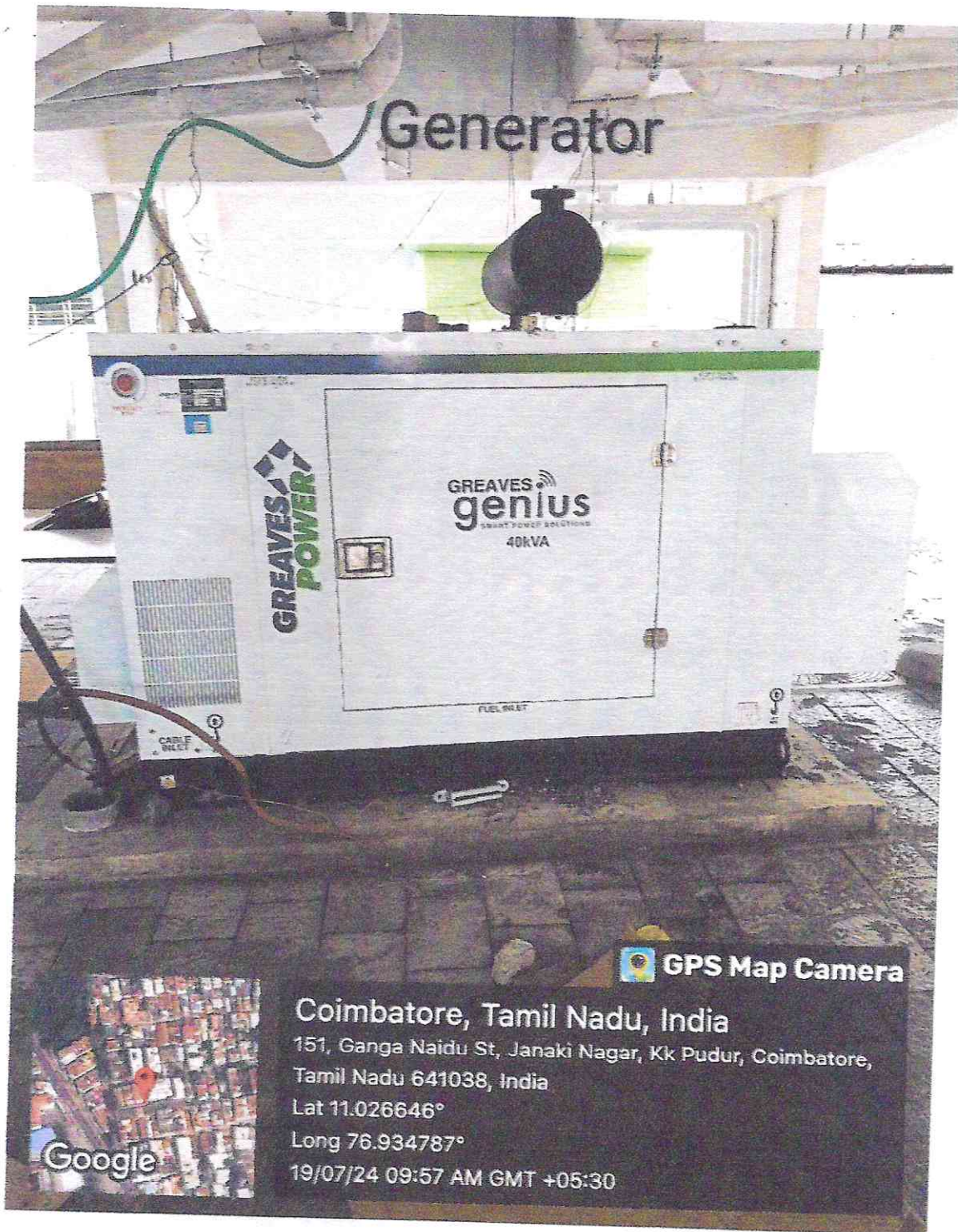
Lat 11.0267°

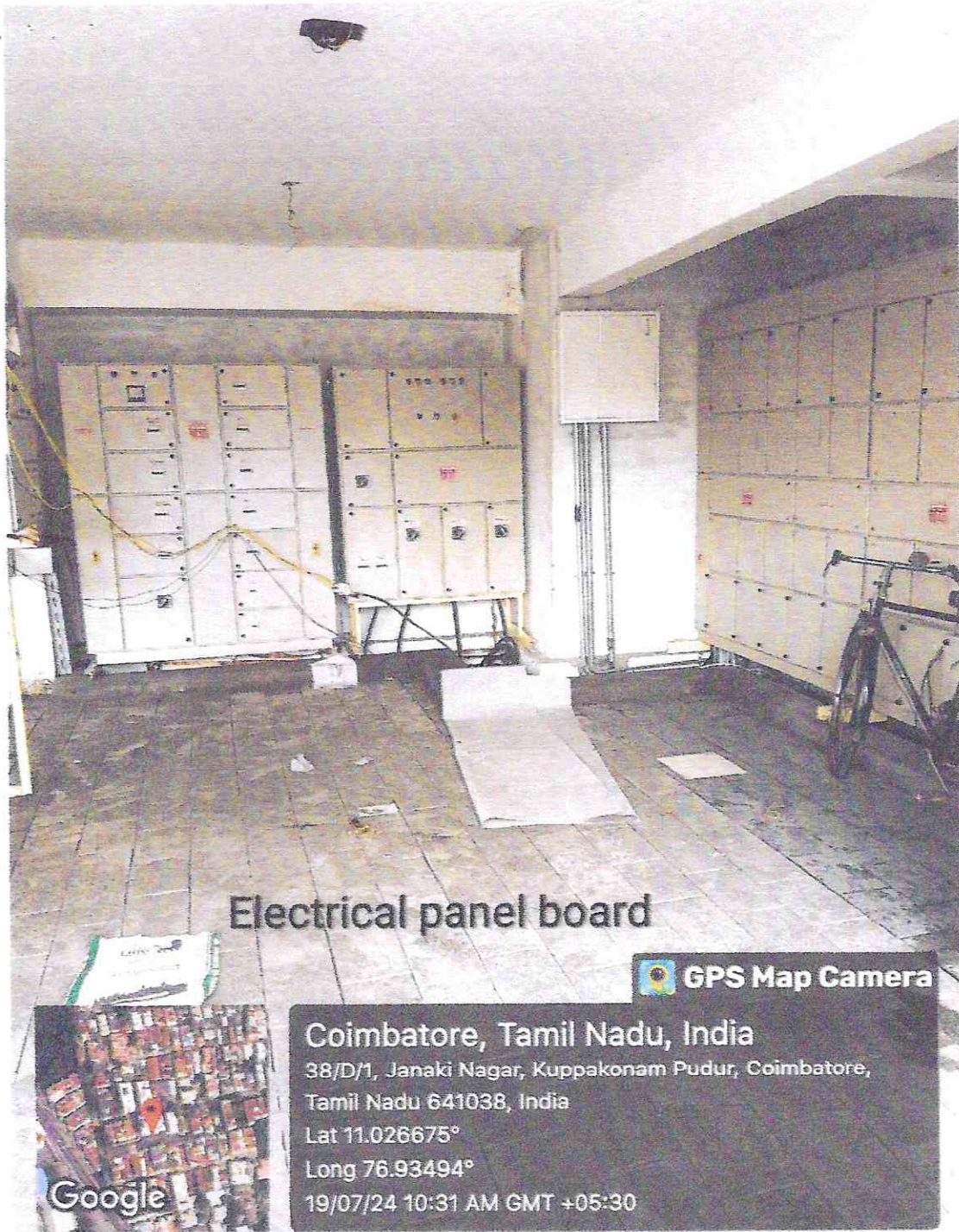
Long 76.934762°

19/07/24 09:57 AM GMT +05:30

Google

3\*





Electrical panel board

 GPS Map Camera



Coimbatore, Tamil Nadu, India

38/D/1, Janaki Nagar, Kuppakonam Pudur, Coimbatore,  
Tamil Nadu 641038, India

Lat 11.026675°

Long 76.93494°

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Lift outer

 **GPS Map Camera**



Google

**Coimbatore, Tamil Nadu, India**

38/D/1, Janaki Nagar, Kuppakonam Pudur, Coimbatore,  
Tamil Nadu 641038, India

Lat 11.026645°

Long 76.93488°

19/07/24 10:20 AM GMT +05:30

27



staircase

GPS Map Camera

Coimbatore, Tamil Nadu, India

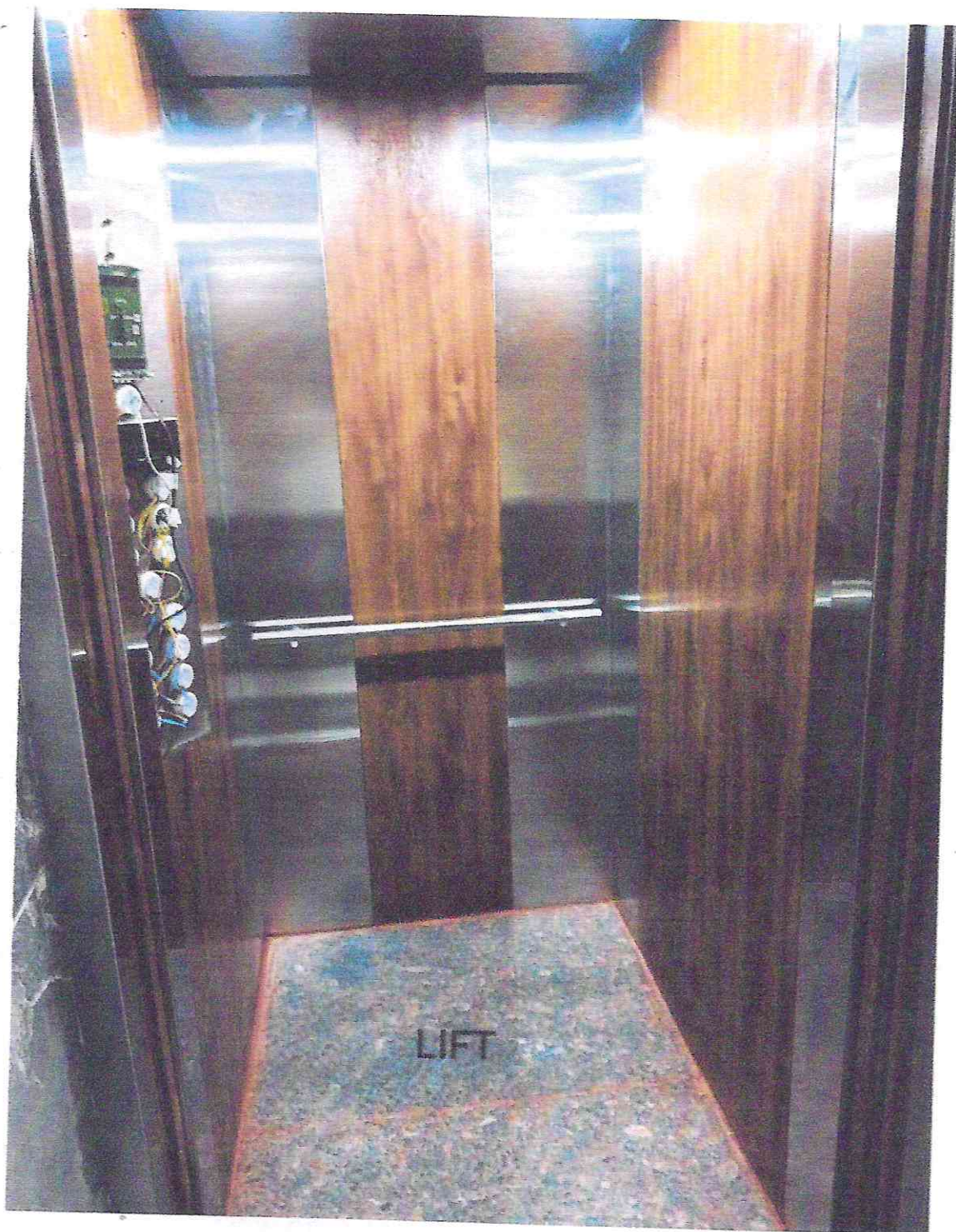
9/19, Janaki Nagar, Kuppakonam Pudur, Coimbatore, Tamil Nadu 641038, India

Lat 11.02618°

Long 76.934739°

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Google





Gym&multipurpose hall

 GPS Map Camera



Google

Coimbatore, Tamil Nadu, India

151, Ganga Naidu St, Janaki Nagar, Kk Pudur, Coimbatore,  
Tamil Nadu 641038, India

Lat 11.026662°

Long 76.934768°

19/07/24 10:18 AM GMT +05:30

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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: [kovaidistcp@gmail.com](mailto:kovaidistcp@gmail.com)  
Ph.No. : 0422 - 2380243  
Roc.No.6704/2023/LPA

To  
1. The Executive Engineer,  
Distribution/CEDC/Metro.  
TANGEDCO, Ondipudhur  
Coimbatore.  
2. The Chief Engineer / Executive Engineer,  
Tamil Nadu Water Supply and Drainage Board,  
No:30, Bharathi Park Road,  
Coimbatore-641 043..

Dated: .02.2024

Sir,

**Subject** : District Town and Country Planning Office Coimbatore -  
Coimbatore Local Planning Authority - Completion Certificate for  
**Residential Building** - Ground + Fifth Floor - at Coimbatore  
Corporation at Ward-P(15), Block-22, T.S No 52- Site Extent  
664.00 sq.m - Completion Certificate Issued - Reg.

- Reference**
1. Director of Town and Country Planning ROC No. 20572/2020/TCP3 Date 10.02.201
  2. Coimbatore Local Planning Authority Letter ROC No.3993/2020  
Planning Permission No.108 /2021 dated 11.03.2021.
  3. The Commissioner, Coimbatore Corporation B.L.No-  
0285/2021/MH1/W Dated: 05.05.2021
  4. Construction Completion Certificate application received from  
applicant dated. 05.09.2023
  5. Circular from the Director of Town and Country Planning, Roc  
No. 19093/2022/TCP-5, Dated:20-04-2023.

\*\*\*\*\*

This is to certify that M/s VRKSA, Coimbatore Constructed Club House Building with Residential Building with Gym With 5 Floors Stilt + Fifth Floor in the Coimbatore Corporation at Ward-P(15), Block-22, T.S No 52 to the Site Extent of 664.00 sq.m to the FSI Area of 1726.12 Sq.m. With reference to 2<sup>nd</sup> cited this office letter Planning Permission has been issued followed by the Technical concurrence was issued 1<sup>st</sup> cited above. 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. 11/2024** is issued for this **Residential Building**.

2. The Completion Certificate is issued in accordance with the provision of the TNCDDBR - 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 :

✓ M's VRKSA.  
No. 208, Gowtham Arcade,  
TV sany Road, RS Puram, Coimbatore.

2. The Commissioner,  
Coimbatore City Municipal Corporation,  
Big Bazaar Street,  
Coimbatore-641 001.

FORM-4A

ARCHITECT 'S CERTIFICATE

To

**VRKSA**

**D. Abhishek**

No.208, Gowtham Arcade, 3<sup>rd</sup> Floor,  
TV Swamy Road, East RS Puram,  
Coimbatore – 641 002

Date: 08.10.2024

*Subject:* Certificate of Completion of Construction Work of **VRKSA ZIYA** of the Building of the Project TNRERA Registration Number: **TN/11/Building/0363/2021** situated on the land bearing Survey no.545, TS No.52, demarcated by its boundaries **11\*01'35"** N Latitude and **76\*56'5"** E Longitude to the **30' Road** North to the **Land Sold to N. Palaniswamy** South to the **Land sold to Santhamani** East to the **Venkatramana Apartments** West of Division **Telugupalayam** Village **Coimbatore** Taluk District PIN **641 025** measuring **1726.64** sq.mts. area being developed by **M/s VRKSA, Proprietor - Mr. D. Abhishek.**

Sir,

I/We **AR.GOVINDARAJAN.M.** have undertaken assignment as Architect of certifying completion of Construction Work of "**VRKSA ZIYA**" of the building situated on the **Survey No. 545, TS No.52** of Division **Telugupalayam** Village **Coimbatore** Taluk District PIN **641 025** measuring **1726.64** sq. mts. area being developed by **M/s VRKSA, Proprietor Mr. D. Abhishek**

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

- (i) Thiru **AR. GOVINDARAJAN.M** as Architect
- (ii) Thiru **S. PRABHU** as Structural Consultant
- (iii) M/s **K.P. Consultancy** Plumbing Consultant & M/s **P.P. Associates** as Electrical Consultant.
- (iv) Thiru **L. Mairiyappan** as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that "**VRKSA ZIYA**" of the building has been completed in all aspects. The "**VRKSA ZIYA**" of the building is granted Completion Certificate bearing Number **11/2024** in **7<sup>th</sup> Feb 2024** by Coimbatore Local Planning Authority.

*Yours Faithfully,*

Signature & Name

*M. Govindarajan*

AR. GOVINDARAJAN of Architect

CA No.CA/2009/45383

CoA Registration Valid Date: 31.12.2030



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## FORM-4B

### STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I/We **S. PRABHU** have undertaken assignment as Structural Engineer for the detailed design and construction of the building "**VRKSA ZIYA**" of the building comprising of **5** floors situated in the land bearing Survey Number/s **Survey No. 545, TS No.52, Door No.38D** of Division **Telugupalayam** Village **Coimbatore** Taluk District.

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.

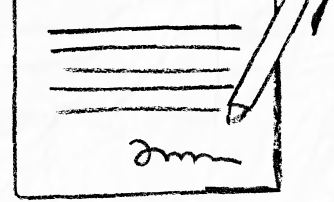
Further after the detailed inspection of the building, it is certified that the constructed structure is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and seal  
of the Registered Structural Engineer

**Er. S. PRABHU, B.E.(Civl)., M.E.**  
Licenced Building Surveyor  
31r Shenmugam Road (East),  
Puram, Coimbatore - 641 002  
No:0025 / 201 -201 ,Grade-1  
Cell: 97897 94249

RSE - 008 / 11 / 2021



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



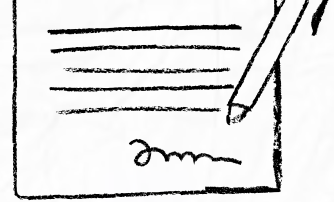
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### **Compliance & Special Services**

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### **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



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

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