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Project - Quarterly Progress Report

Promoter's Name	:	PUSHKAR PROPERTIES (P) LTD
Project Name	:	MADHAVI
Project Registration No	:	TN/02/Building/0432/2021 dt.28.12.2021
Quarter Ending	:	November 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	2	268.46 sq.mt.
2.	Parking Lots	2	2
3.	UDS Registered in Sq.mt.	127.38	127.38 sq.mt.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	single	Completed
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.8.12 lakhs

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/N-I/128/2022 dated 22.04.2022.
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (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"

MADHAVI

Old No.6, New No.58, Pulla Avenue, Shenoy Nagar, Chennai 600 030.

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
1A First	99.63	3.76	2.72	28.12	134.23	63.69	1
1B First	99.4	3.76	2.76	28.31	134.23	63.69	1
TOTAL						127.38	2

Madhavi

Site Photos







V. Srinivasan. aiaa.,

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755



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

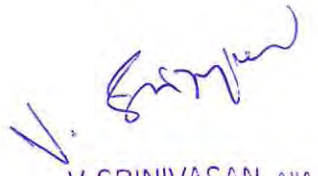
Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai - 600 102.

Sub: Certificate of Completion of Construction
Work of "**MADHAVI**",

Ref: TN/29/BUILDING/0432/2021 DT.28.12.2021.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "**MADHAVI**", Stilt + Four Floors with 7 dwelling units at Old No.6, New No.58, Pulla Avenue, Shenoy Nagar, Chennai 600 030, comprised in S.No.57/1 Part, 56/3 Part, T.S.No.31/2, Block No.11, Aminjikarai Village & Taluk, Chennai District District, Tamil Nadu.


V. SRINIVASAN. AIAA.
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, aia.,

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755



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

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

::2::

2. Following technical professionals are appointed by Promoter:

1.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas & Associates P-47/1, 17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.I/19/03/074.
2.	Structural Consultant Firm Name & Address Registration Details Certified in PP Application	Dr. Alex Jacob M/s. United Consultants, 41/A, Beach Road, Kalakshetra Colony, Chennai-90 600 090 433 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 "**MADHAVI**", Stilt + Four Floors with 7 dwelling units at Old No.6, New No.58, Pulla Avenue, Shenoy Nagar, Chennai 600 030, comprised in S.No.57/1 Part, 56/3 Part, T.S.No.31/2, Block No.11, Aminjikarai Village & Taluk, Chennai District District, Tamil Nadu, has been completed in all aspects. The building is granted Completion Certificate bearing number **CMDA/CC/NHRB/B/N-I/128/2022 dated 22.04.2022 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



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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/N-I/128/2022

Dated: 22-04-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 4 floors Residential Building with 7 dwelling units at Plot No.50-A, Old Door No.6, New Door No.58, Pulla Avenue, Shenoy Nagar, Aminjikarai, Chennai -30 comprised in S.NO.57/1, 56/3, T.S.No.31, Block No.11 (as per Doc.) & S.No.57/1part, 56/3part, T.S.No.31/2 Block No.11 of Aminjikarai village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/43/2021, in letter No. PP/NHRB/N/403/2020 dated 23.02.2021 in Planning Permit No. 13951.
 2. Completion Certificate Application received from the applicant on 01.04.2022.
 3. This office letter even no. dated 18.04.2022 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0021280, dated 20.04.2022.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Mr.P.Kruthivas, GPA of Mrs. Meenakshi, V.Menon & others have constructed Stilt floor + 4 floors Residential Building with 7 dwelling units at Plot No.50-A, Old Door No.6, New Door No.58, Pulla Avenue, Shenoy Nagar, Aminjikarai, Chennai -30 comprised in S.NO.57/1, 56/3, T.S.No.31, Block No.11 (as per Doc.) & S.No.57/1part, 56/3part, T.S.No.31/2 Block No.11 of Aminjikarai village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/43/2021, in letter No. PP/NHRB/N/403/2020 dated 23.02.2021 in Planning Permit No. 13951 was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 106 /2022, dated: 22-04-2022.

/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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

 22/4/22
for MEMBER-SECRETARY

Copy to:

- 1 Mr.P.Kruthivas,
GPA of Mrs. Meenakshi,
V.Menon & others,
Old No.3, New No.51,
'F' Block, 2nd Main Road,
Anna Nagar East, Chennai-102.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge
Road,
Egmore, Chennai-8.

(TNRERA File No.TNRERA/7494/2021 registration certificate of Form 'C' where in stated that this registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to the following project Form 'C' number TN/29/building/0432/2021 dated 28.12.2021 the promoter's share of Flats 1st floor – 1A, 1B, 2nd Floor – 2B.)

3. The Deputy Financial Analyst (For Refund of SD for building & DB)
Finance Division, CMDA,
Chennai.
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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Property Development & Approvals

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



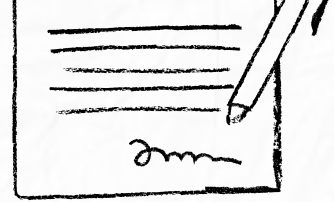
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Property Documentation & Workflow Tools

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

3/350/2 Mettukuppam,
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