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KHARTHIKHEYAN AND ASSOCIATES
Chartered Accountants

Mobile: +919677140713
E Mail: kharthi18@gmail.com

LPF Building, II Floor, 25(10), Thiagaraja Street, North Usman Road, T. Nagar, Chennai- 600017

Project - Quarterly Progress Report (QPR)

Promoter's Name	M/S DRA Aadhithya OMR Projects LLP
Project Name	Truliv Porur
Project Registration No.	TN/29/BUILDING/0093/2021
Project Registration Date	29/03/2021
Project Completion Date	30/03/2023
Quarter Ending	September Year 2024

RERA Separate Bank A/c Details

Bank Name	State Bank Of India
Bank Branch	Commercial Branch Guindy
Bank A/c No.	00000040728928229

Amount collected from the allottees and deposited in the RERA A/c	Nil
Amount withdrawn from the RERA A/c date wise with percentage of physical completion	Nil 100%
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	Details 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	172	5,241.21
	b) UDS Registered	168	5,119.30

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked {Yes/No}	UDS Registered {Yes/No}
1.	Details Enclosed		

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Dwelling units cum GYM, Indoor Games	Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement		Completed

Sl. No.	Description	Percentage
1.	Percentage of completion Block/ Tower Floor-wise i) Physical ii) Financial {Enter Anticipated Project Cost in Lakhs}	100% Rs.2,518.26 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial {Enter Anticipated Project Cost in Lakhs}	100% Rs. 52.98Lakhs

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" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For **Kharthikheyen and Associates,**

KHARTHIKHEYAN
BALASUBRAMANI

Digitally signed by
KHARTHIKHEYAN BALASUBRAMANI
Date: 2024.10.23 18:33:54 +05'30'

Kharthikheyen Balasubramani

Chartered Accountant

M No: 260540

UDIN: 24260540BKCPKH6139

Date: October 23, 2024.

For **DRAADITHYA OMR PROJECTS LLP**

Authorised Signatory

TRUL V
PORUR



East side Elevation

TRUL V
PORUR



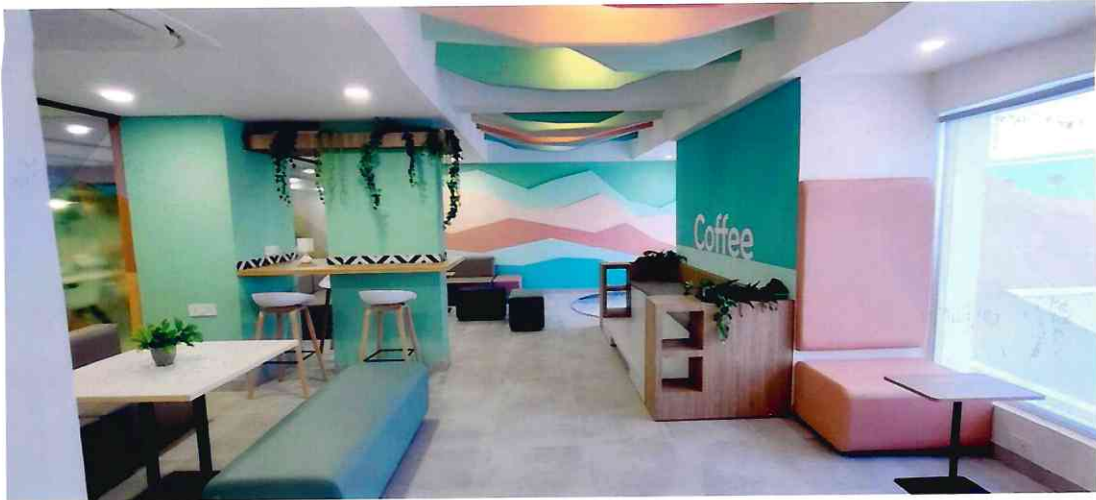
Westside Elevation

For DRAADITHYA OMR PROJECTS LLP

[Signature]
Authorised Signatory

11

TRULY
PORUR



Amenities Block

TRULY
PORUR



Amenities Block

For DRAADITHYA OMR PROJECTS LLP

[Signature]
Authorised Signatory

TRULUV
PORUR



Amenities Block

TRULUV
PORUR



Interior Work Completed

For DRAADITHYA OMR PROJECTS LLP

[Signature]
Authorised Signatory



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



35

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/C/038/2023

dated: 30.03.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 5 Floors Service Apartment building with 178 dwelling units cum Gym & Indoor Games at First Floor part with availing premium FSI at Chettiyar Agaram 1st street, Vanagaram, Chennai comprised in Old S.No.56/1A, 56/2, & 51, New S.No.56/1A2 of Chettiyar Agaram village within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
 2. CMDA Planning Permission No. B/NHRB/367/ A to D/2020 dated 07.11.2020 Permit No.13736 in letter No. PP/NHRB/C/1090/2019.
 3. TNRERA Registration No.TN/29/Building/093/2021 dt 29.03.2021 in letter No.TNRERA/660/2021 valid upto 11.01.2026.
 4. Completion Certificate Application received from M/s. DRA Adithya OMR Project LLP Represent by its partner Thiru.Ranjeeth Rathod on 03.02.2023
 5. This office D.C. Letter even No dated 20.03.2023.
 6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B002317, dt.24.03.2023.

This is to certify that M/s. DRA Adithya OMR Project LLP Represent by its partner Thiru.Ranjeeth Rathod has completed the construction of Stilt Floor + 5 Floors Service Apartment building with 178 dwelling units cum Gym & Indoor Games at First Floor part with availing premium FSI at Chettiyar Agaram 1st street, Vanagaram, Chennai comprised in Old S.No.56/1A, 56/2, & 51, New S.No.56/1A2 of Chettiyar Agaram village within the limit of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 2nd cited. It 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 & TNCDBR 2019.

//ptol//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I/ 081 /2023 dated 30.03.2023.

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 Development Regulations 4(5) 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 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 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.7th reference)

Yours faithfully,

S. Prithivijay
30/3/23
for MEMBER-SECRETARY
S
30/3/23

Copy to:

✓ 1. M/s. DRA Adithya OMR Project LLP
Represent by its partner Thiru.Ranjeeth Rathod
Door No.11, Old No.7, Nana street,
T.Nagar, Chennai-600 017

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.

(TNRERA Registration
No.TN/29/Building/093/2021 dt
29.03.2021 in letter
No.TNRERA/660/2021 valid
upto 11.01.2026)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit
for Building, Display Board and
STP)

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.



Kharche
Associates

FORM-4A

ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date: 21.10.2024



To, **M/S DRA Aadhithya OMR Projects LLP**

Address; New No.109,111 & 113, Old No.76/1,77&78, Lloyds Road,
Avvai Shanmugam Salai, Royapettah, Chennai-600014.

Subject: Certificate of Completion of Construction Work of **Residential** Building/ **1** Block of the Building of the Project (TNRERARegistration Number **TN/29/BUILDING/0093/2021** situated on the Land bearing Survey No:**56/1A,56/2& 51, New S..No:56/1A2**, Plot no./Door No, demarcated by its boundaries (latitude and longitude of the endpoints), **13.0468° 80.1450°** to the North to the South **13.038063** to the East **80.159607** to the West of Division **Chettiyar Agaram** Village **Maduravoyal** Taluk **Chennai** District PIN **600077** measuring **2043.46** sq.mts. area being developed by (Promoter's Name) **M/S DRA Aadhithya OMR Projects LLP**.

Sir,

I/We have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **Residential** Building/Block/Tower **1** of the Building situated on the plot No./Survey no; **56/1A,56/2& 51, New S..No:56/1A2** ./ Door noof Division **Chettiyar Agaram** Village **Maduravoyal** Taluk **Chennai** District **600077** PIN measuring **2043.46** sq.mts.area, being developed by (Promoter's Name) **M/S DRA Aadhithya OMR Projects LLP**.

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

- (i) M/s/Thiru/Tmt. **Prasanth S Kharche** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **P.Pradeep** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **S.Dinesh** as MEP Consultant
- (iv) M/s/Thiru/Tmt. **R.S Balaji** as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **Residential** Building/ Block of the Building 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 **Residential** Building/ Block of the Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/C/038/2023** dated **30/03/2023** by **CMDA** (Competent Authority).

Yours Faithfully,

PRASHANTH S KHARCHE

B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA/2004/33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA/Gr.1/19/03/091 Dt. 18.03.2019
Reg. No. CGLRCN/RA/Gr.1/2019/04/005 Dt. 02.05.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

info@kharche.com

+ 91 (0) 44 2829 1291/ 3874/ 3261

20 shaftee mohamed road, chennai 600 006

www.kharche.com

Driven by Design

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No **CA/2004/33670**)



FORM-4B

STRUCTURAL STABILITY CERTIFICATE

I/We **P.Pradeep** have undertaken assignment as Structural Engineer for the detailed design and construction of The building/block/Tower...1...of the building comprising of **Five** floors situated in the land bearing Survey Number/s; **56/1A,56/2& 51**, New S..No:**56/1A2**DoorNo.,**ChettiyarAgaram** Village.

It is certified that the building has been designed as a RCC structure to withstand the deadload, imposed load and wind load/earthquake loads ensuring structural safety and For 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.

Yoursfaithfully,

P. PRADEEP, B.E., M.Tech.,
IBBI Reg. Valuer
IBBI RV No: IBBI / RV / 04 / 2019 / 12385
No.E2 807, Purva Windmere
Pallikarai, Chennai - 100
Cell : 9889702114

GR-I CMDA
SE/GR-1/19/07/184



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**
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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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OMR Thoraipakkam,
Chennai, India

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