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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Hansa Estates Private Limited
Project Name	:	Hansa 101
Project Registration No.	:	TN/29/Building/0001/2022
Project Registration Date	:	3.1.2022
Project Completion Date	:	14.6.2024
Quarter Ending	:	September 2024

RERA Separate Bank A/c Details

Bank Name	:	Karur Vysya Bank
Bank Branch	:	Teynampet
Bank A/c No.	:	1250135000008472

Amount collected from the allottees and deposited in the RERA A/c	:	41,85,95,646.00/-
Amount withdrawn from the RERA A/c date wise with percentage of physical completion	:	37.96,50,952.00/-
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 (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	20	3104
	b) UDS Registered	19	983

For HANSA ESTATES PRIVATE LIMITED

[Signature]

Director / Auth

2. Furnish the details Flat-wise

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	1A	No	No
2	1B	No	No
3	1D	Yes	Yes
4	2A	No	No
5	2B	Yes	Yes
6	2C	No	No
7	2D	Yes	Yes
8	3A	Yes	Yes
9	3B	Yes	Yes
10	3C	Yes	Yes
11	3D	Yes	Yes
12	4A	Yes	Yes
13	4B	Yes	Yes
14	4C	No	No
15	4D	Yes	Yes
16	5A	No	No
17	5B	Yes	Yes
18	5C	No	No
19	5D	Yes	Yes
20	6A	Yes	Yes
21	6B	Yes	Yes
22	6C	No	No
23	6D	Yes	Yes
24	7A	Yes	Yes
25	7B	Yes	Yes

For HANSA ESTATES PRIVATE LIMITED

Director / Authorised Signatory

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26	7C	No	No
27	7D	Yes	Yes
28	8A	No	No
29	8B	Yes	No
30	8C	No	No
31	8D	Yes	Yes
32	9A	No	No
33	9B	No	No
34	9C	No	No
35	9D	No	No

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	Gym	Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Nil	Nil

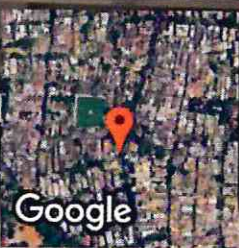
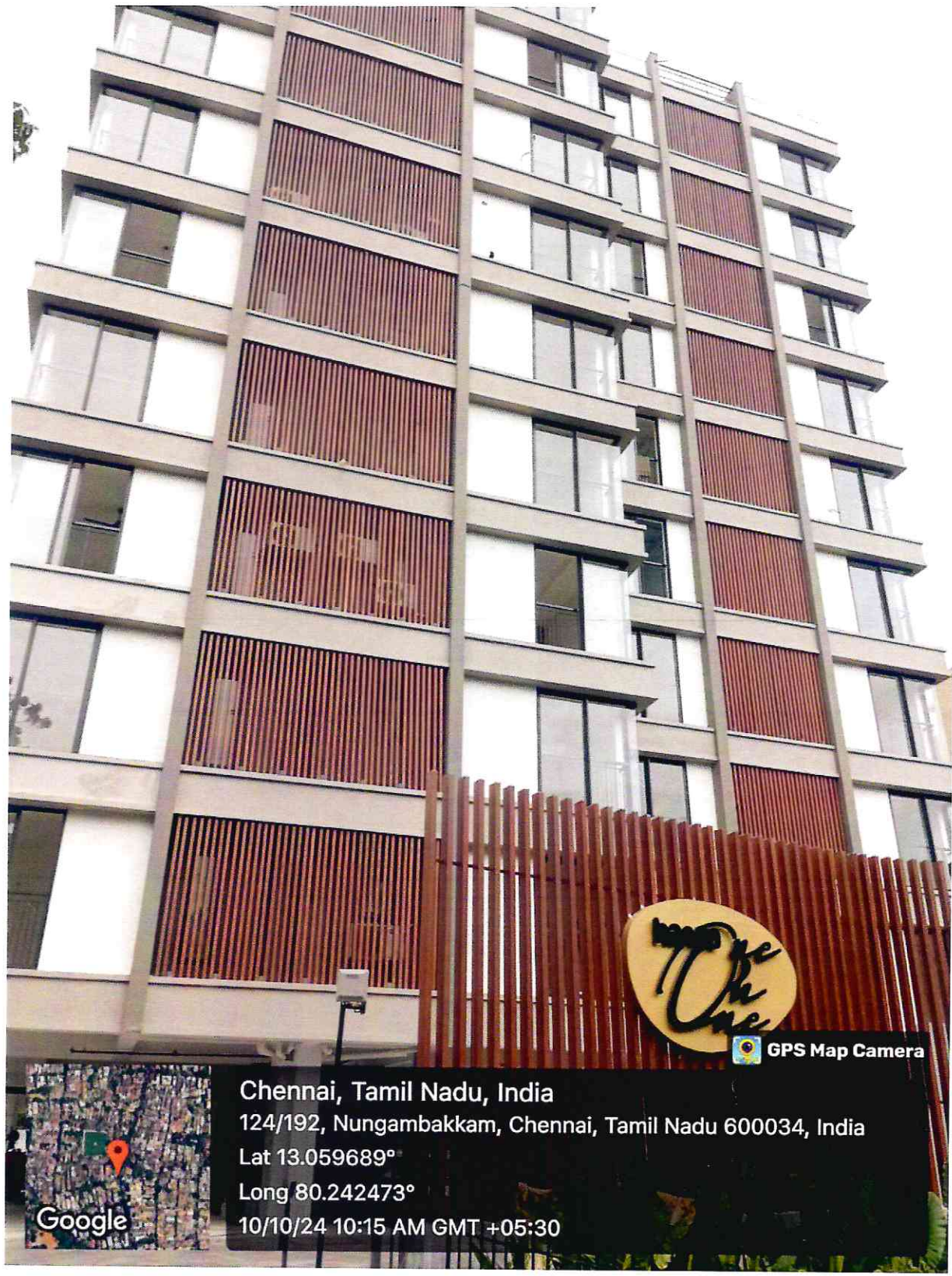
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 86,72,16,000/-
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 43,75,000/-

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

For HANSA ESTATES PRIVATE LIMITED


Director / Authorised Signatory

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Chennai, Tamil Nadu, India
124/192, Nungambakkam, Chennai, Tamil Nadu 600034, India
Lat 13.059689°
Long 80.242473°
10/10/24 10:15 AM GMT +05:30

GPS Map Camera



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC/HRB/C/476/2023

Dated: 14.06.2024

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt floor + 9 floors and Gym at 1st floor of High-Rise Residential building with 35 dwelling units availing Premium FSI at Door No. 101, Valluvar Kottam High Road, Chennai – 600 034 comprised in R.S.No. 332/4, Block No.25 and R.S.No. 454/2, Block No.28 of Nungambakkam Village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P No. C/PP/MSB/36/2020 in Planning Permit No.13238, in letter No. C3(N)/8761/2018 dated 22.10.2020.
 2. Your Completion Certificate application through online on 20.11.2023 was received on 22.11.2023.
 3. TNRERA Letter No. TNRERA/A2/1155/2024 dated 28.03.2024 valid till 31.05.2024.
 4. Compliance Certificate from DF&RS in D.Dis No.5375/C1/2024, C.C. No.23/2024 dated 12.04.2024.
 5. This office letter even no. dated 30.05.2024 addressed to the applicant.
 6. Additional Development Charges and I & A charges remitted in CMDA Receipt No. B0025764, dated 06.06.2024.
 7. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.

This is to certify that Tmt. S.Kanimozhi for self and GPA for 5 others have constructed a Stilt floor + 9 floors and Gym at 1st floor of High-Rise Residential building with 35 dwelling units availing Premium FSI at Door No. 101, Valluvar Kottam High Road, Chennai – 600 034 comprised in R.S.No. 332/4, Block No.25 and R.S.No. 454/2, Block No.28 of Nungambakkam Village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per the approved plan in reference 1st cited and satisfies the Norms for issuing the Completion Certificate as per the TNCDBR – 2019 norms.

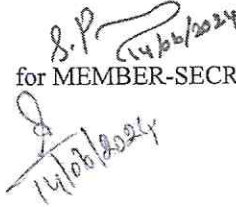
//pto//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I /208/2024, dated: 14.06.2024.

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 the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 6th cited (Also indicated in the Planning Permission approval letter).

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

1. Tmt. S.Kanimozhi for self and
GPA for 5 others,
Door No. 15/9, Hansa Haddows,
Flat No. 1B,
Haddows Road, 1st street,
Nungambakkam,
Chennai – 600 034.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

(TNRERA Registration No.
TN/29/Building/001/2022, in File No.
TNRERA/7283/2021 dated 03.01.2022
extended in File No.
TNRERA/A2/1155/2024 dated 28.03.2024
valid till 31.05.2024)

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

Note:

As per O/o.No.1/2023 dated 12.01.2023 the applicant furnished the necessary documents for a refund of the Security deposit for releasing the Completion Certificate.

3

FORM-4A

ARCHITECT'S CERTIFICATE

To

Hansa Estates Private Limited
No.19, Wheatcroft Road,
Nungambakkam, Chennai-600 034

Subject: Certificate of Completion of Construction Work of "Hansa 101" Building of the Project (TNRERA Registration Number TN/29/Building/0001/2022 Dated 03.01.2022) situated on the Door No. 101, Valluvarkottam High Road, Nungambakkam, Chennai-600 034. Comprised in R S No.332/4, Block No.25 and R S No.454/2, Block No.28 of Nungambakkam Village, Egmore Taluk, Chennai District, Chennai- 600 019 measuring 1812.13 sq. mts. Area being developed by Hansa Estates Private Limited.

Sir,

I have undertaken assignment as Architect/Engineer of certifying completion of construction Work of "Hansa 101" Building situated on the Door No. 101, Valluvarkottam High Road, Nungambakkam, Chennai-600 034. Comprised in R S No.332/4, Block No.25 and R S No.454/2, Block No.28 of Nungambakkam Village, Egmore Taluk, Chennai District, Chennai-600 019 measuring 1812.13 sq. mts. Area being developed by Hansa Estates Private Limited.

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

- (i) M/s/Thiru/Tmt. Rajeet Mhetras as Architect
- (ii) M/s/Thiru/Tmt. S Nagesh as Structural Consultant
- (iii) M/s/Thiru/Tmt. Ganga Consultancy as MEP Consultant
- (iv) M/s/Thiru/Tmt. G C Saravanakumar as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the structural Engineer and the best of my knowledge, I hereby certify that the Hansa 101 Building 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 Hansa 101 of the building is granted Completion Certificate bearing number C.C. No. EC/Central-I/208/2024, dated: 14-06-2024 by CMDA

Yours Faithfully,

RAJEET MHETRAS, B.Arch.,
REGD. ARCHITECT

COA. Regd. No: CA/99/24988

CMDA. Regd. No: RA/Gr.I/19/05/236

GCC Regd No: RA002322020

Harrington Apartments, Unit No: 12, 3rd Floor,
No: 98, Harrington Road, Chetpet, Chennai-600 031.
Mobile: 98840 91800, Email: rajit@rmd.co.in

[Handwritten signature]

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FORM – 4B
STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

I S Nagesh have undertaken assignment as Structural Engineer for the detailed design and construction of the building Hansa 101 Building comprising of stilt floor + nine floors situated in the land bearing Door No. 101, Valluvarkottam High Road, Nungambakkam, Chennai-600 034. Comprised in R S No. 332/4, Block No. 25 and R S No. 454/2, Block No. 28 of Nungambakkam Village, Egmore Taluk, Chennai District, Chennai- 600 019

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.

Yours faithfully,



S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER
CMDA REG. No: SE/GR-I/2020/08/276
GCC REG No : RSE 101202020
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666





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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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