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Project - Quarterly Progress Report

Promoter's Name	:	ARBORETUM FOUNDATIONS PVT LTD
Project Name	:	GEMINI ASTER
Project Registration No	:	TN/01/BUILDING/0182/2022 dt.24/05/22
Quarter Ending	:	September 2024

RERA Separate Bank A/c Details

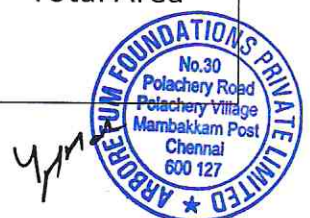
Bank Name	:	INDIAN OVERSEAS BANK
Bank Branch	:	MAMBAKKAM BRANCH
Bank A/c No.	:	362302000000150



Amount collected from the allottees and deposited in the RERA A/c	:	5,82,96,802/-
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	5,60,00,000/- 01-07-2024 15,00,000.00 01-07-2024 10,00,000.00 05-07-2024 15,00,000.00 15-07-2024 40,00,000.00 20-07-2024 50,00,000.00 26-07-2024 15,00,000.00 06-08-2024 10,00,000.00 28-08-2024 50,00,000.00 29-08-2024 50,00,000.00 03-09-2024 50,00,000.00 05-09-2024 50,00,000.00 06-09-2024 50,00,000.00 09-09-2024 25,00,000.00 13-09-2024 45,00,000.00 16-09-2024 49,00,000.00 17-09-2024 36,00,000.00 Physical Completion: 100%. In Occupation since Dec'23.
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Attested Statement Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
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1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	62	6145.88 Sq.mtr
2.	Parking Lots	62	0
3.	UDS Registered in Sq.m.	57	1917.46 Sq.mtr

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block A	• Foundation: 100% Completed • RCC Column and Roof: Basement, Stilt, 1st to 5th: 100 % Completed • Brickwork: 100% Completed • Interior Plastering: 100% Completed • Exterior Plastering: 100% Completed • Tiling: 100% Completed • Exterior Painting: 100% Completed • Plumbing: 100% Completed • Electrical: 100% Completed • Terrace Works: 100% Completed
		Block B	• Foundation: 100% Completed • RCC Column and Roof: Basement, Stilt, 1st to 5th: 100 % Completed • Brickwork: 100% Completed • Interior Plastering: 100% Completed • Exterior Plastering: 100% Completed • Tiling: 100% Completed • Exterior Painting: 100% Completed • Plumbing: 100% Completed • Electrical: 100% Completed • Terrace Works: 100% Completed



2.	Status of common Amenities for each Block/Tower, Item wise	-NA-	Borewell Water Source: 100% Completed WTP Sumps: 100% Completed STP Sumps: 100% Completed Terrace Parapet: 100% Completed Terrace Tiling: 100% Completed Lift Shaft: 100% Completed RWH: 100% Completed
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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	100%

C. Details of Clearances

1. Completion Certificate No. 28/2023 dt.05-06-2023

From
Thiru.G. Raghul Kumar, M. E.,
Assistant Director,
District Town and Country Planning,
124, G.S.T. Road,
Municipality Shopping Complex,
Chengalpattu District - 1,
e.mail: ddcgdistrict@gmail.com
Ph : 044 - 27422144

To
1. The Executive Engineer,
TNEB, O & M, Marimalai Nagar,
CEDC/TANGEDCO
Chengalpattu District.
2. The President,
Ponmar Panchayat,
Thiruporur Taluk,
Chengalpattu District.

ROC.No:1238/2023/CD3 Date: .06.2023

Sir,

Sub: Completion Certificate - District of Town and Country Planning, Chengalpattu District - Chengalpattu District, Thiruporur Taluk and Panchayat Union, Ponmar Panchayat, Polacheri Village, S.Nos. 32/3Apt, 32/38Pt, 33/3Pt, 33/4Pt, 33/5A, 33/5B, 33/7Pt, 34/1, 2, 3, 4Pt, 35/1Pt, 35/2Bpt - Site Extent - 7331.73 Sq.mt - Basement + Stilt + 5 Floors + 170 Residence in Group Development Residential Building - Completion Certificate issued - Reg.

Ref:

1. The Director, Town and Country Planning, Chennai Letter Proceeding No.3406/2019/TCP5 Technical Clearance No.253/2020 Dt:14.10.2020
2. Chengalpattu District Town and Country Planning, Chengalpattu Letter Proceeding No.6712/2019/CD3 Dt:22.02.2021 Technical Approval No.06/2021
3. Special Officer, Ponmar Panchayat / Block Development Officer, Thiruporur Letter No.810/2021/B1 Dt:09.04.2021
3. Completion Certificate application received from M/s. Arboretum Foundations Private Limited, Letter Dt:08.05.2023.
4. G.O.(Ms) No:53 Housing and Urban Development [UD4(3)] Department Dt:16.04.2018.
4. Security Deposit Charges Rs.25,62,500/- and CC Charges Rs. 2,17,100/- remitted from applicant on Dt:03.02.2021
5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department date: 04.02.2019
6. G.O.(Ms) No:16, Municipal Administration and Water Supply Department date:30.01.2020.

This is to Certificate that M/s. Arboretum Foundations Private Limited, have constructed Group Development Residential Building in Chengalpattu District, Thiruporur Taluk and Panchayat Union, Ponmar Panchayat, Polacheri Village, S.Nos. 32/3Apt, 32/38Pt, 33/3Pt, 33/4Pt, 33/5A, 33/5B, 33/7Pt, 34/1, 2, 3, 4Pt, 35/1Pt, 35/2Bpt - Site Extent - 7331.73 Sq.mt. As per Clearance Proceeding Order Ref. No.1 and Technical Approval Proceeding Order Ref.No.2 and Approval No. 06/2021 Dt:22.02.2021



It was inspected and observed that Basement + Stilt + 5 Floors + 170 Residence building have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

Accordingly, Completion Certificate is issued for the construction of Group Development of Residential Building in Completion Certificate No: 28/2023 Dt: .06.2023.

AREA STATEMENT (In Sq.m.)

Site Extent - 7331.73 Sq.m.

Description	FSI Area	Non FSI Area	Dwelling Units
Basement Floor (A+B)	-	4004.62	-
Stilt Floor (A+B)	428.13	2274.56	-
Block-A Typical Floor (1203.53x5)	6017.65	118.45 (23.69x5)	80 (16x5)
Block-B Typical Floor (1440.85x5)	7204.25	117.00 (23.4x5)	90 (18x5)
TOTAL	13650.03	6514.63	170

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made thereunder. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 & 9 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

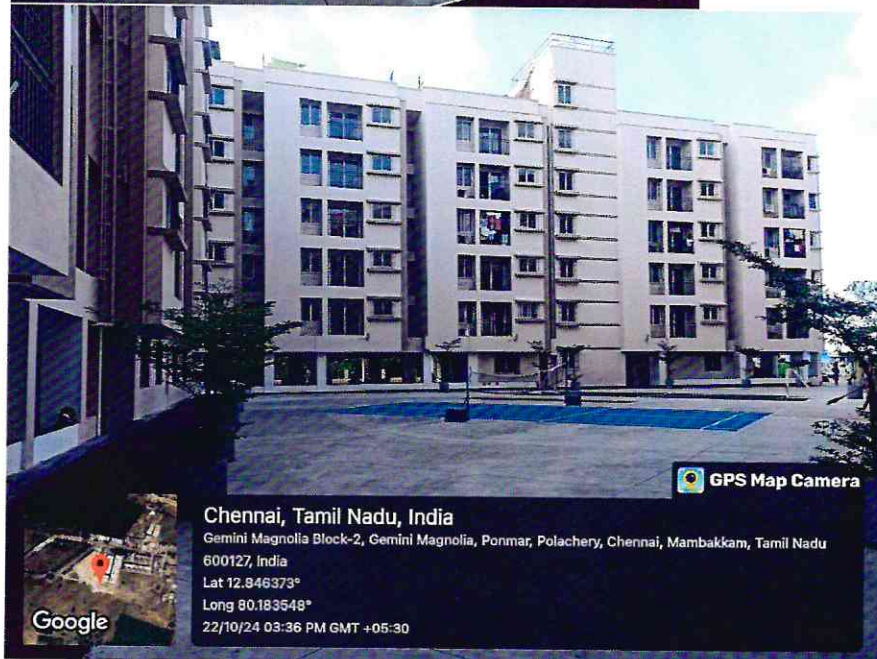
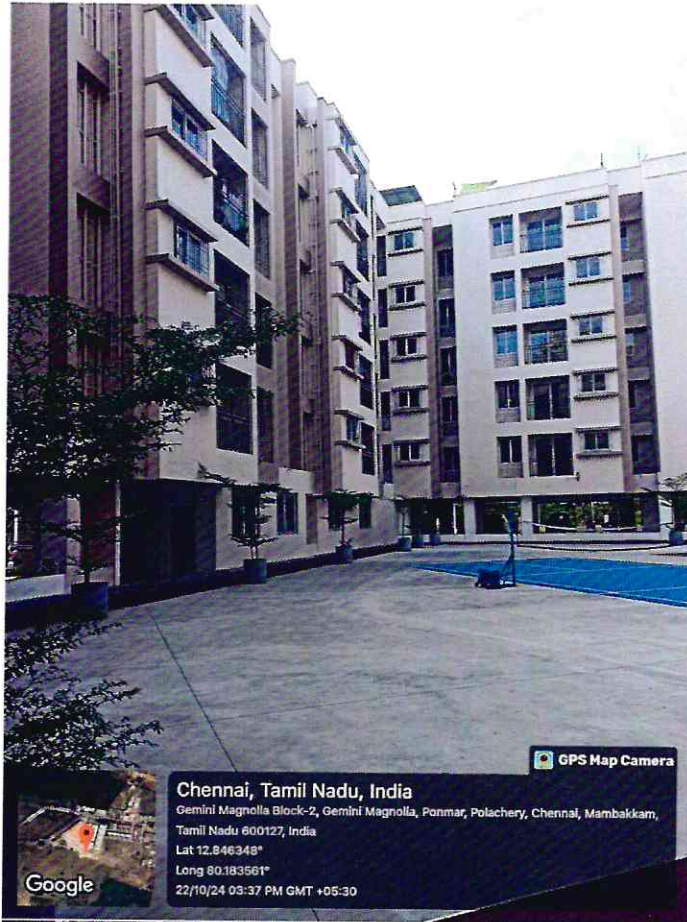
[Signature]
Assistant Director,
District Town and Country Planning
Chengalpattu District.

Copy to
M/s. Arboretum Foundations Private Limited
No.30, Polachery Road,
Polacherry Village,
Mambakkam Post,
Chennai - 600 127.

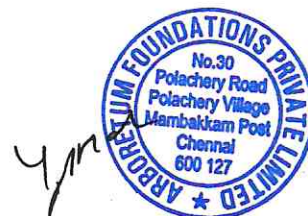
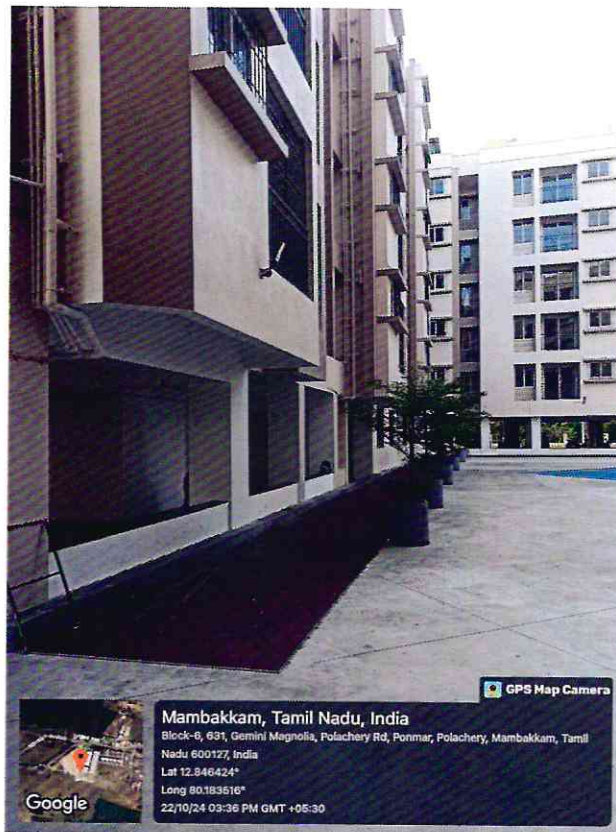


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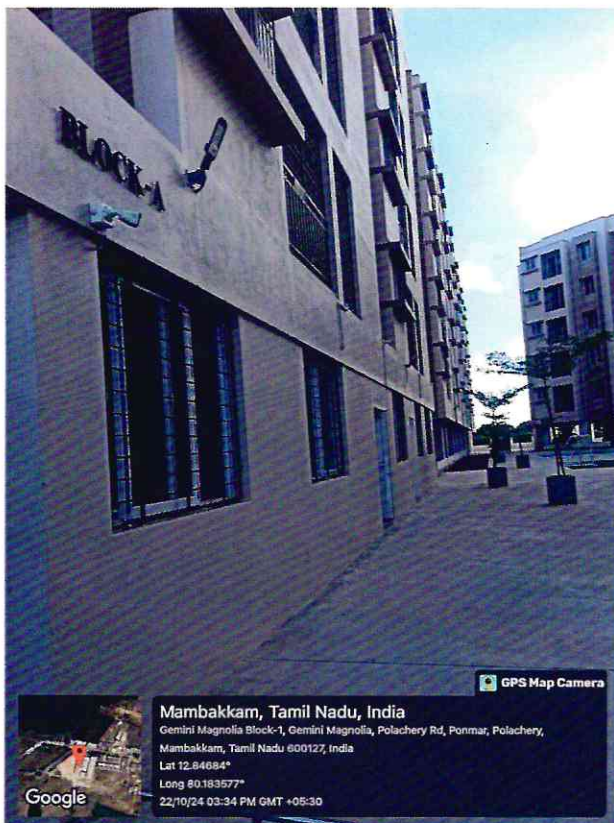
D. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)



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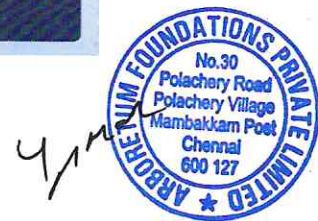
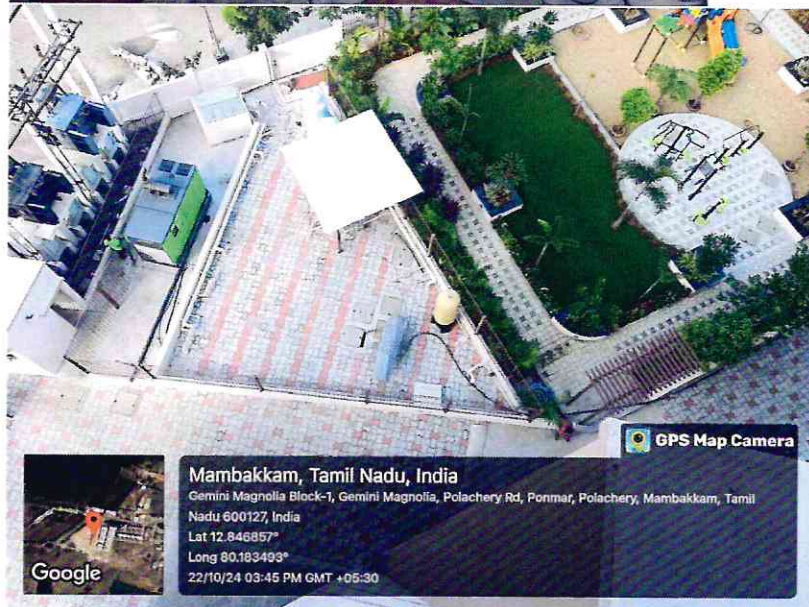
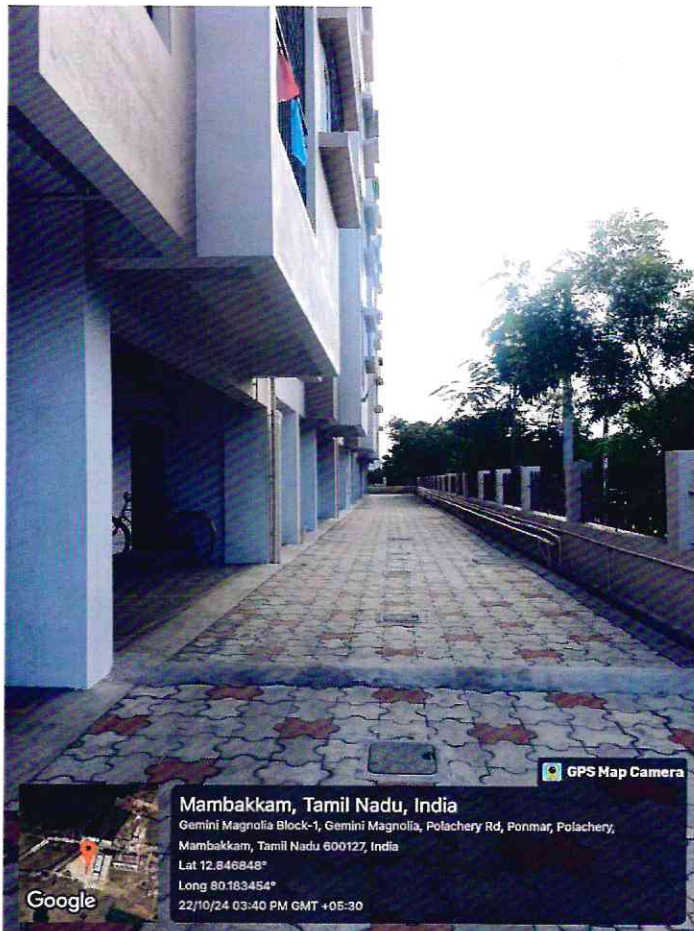
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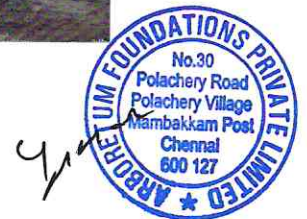


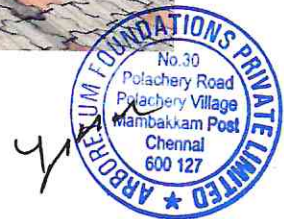
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4/12

ARBORUM FOUNDATIONS PRIVATE LIMITED
 No.30
 Polachery Road
 Polachery Village
 Mambakkam Post
 Chennai
 600 127

*Customer Flat. Furniture not part of builder specification.



*Customer Flat. Furniture not part of builder specification.



*Customer Flat. Furniture not part of builder specification.



9/1

From
Thiru.G. Raghu Kumar, M. E.,
Assistant Director,
District Town and Country Planning,
124, G.S.T. Road,
Municipality Shopping Complex,
Chengalpattu District - 1,
e.mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To
1. The Executive Engineer,
TNEB, O & M, Marimalai Nagar,
CEDC/TANGEDCO
Chengalpattu District.
2. The President,
Ponmar Panchayat,
Thiruporur Taluk,
Chengalpattu District.

ROC. No:1238/2023/CD3 Date: .06.2023

Sir,

Sub: **Completion Certificate - District of Town and Country Planning, Chengalpattu District - Chengalpattu District, Thiruporur Taluk and Panchayat Union, Ponmar Panchayat, Polacheri Village, S.Nos. 32/3Apt, 32/3BPt, 33/3Pt, 33/4Pt, 33/5A, 33/5B, 33/7Pt; 34/1, 2, 3, 4Pt; 35/1Pt, 35/2Bpt - Site Extent - 7331.73 Sq.mt - Basement + Stilt + 5 Floors + 170 Residence in Group Development Residential Building - Completion Certificate issued - Reg.**

- Ref:**
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// 2 //

It was inspected and observed that Basement + Stilt + 5 Floors + 170 Residence building have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

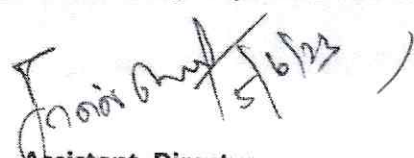
Accordingly, Completion Certificate is issued for the construction of Group Development of Residential Building in **Completion Certificate No: 28/2023**
Dt: .06.2023.

AREA STATEMENT (In Sq.m.)

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Assistant Director,
District Town and Country Planning
Chengalpattu District.

Copy to
M/s. Arboretum Foundations Private Limited
No.30, Polachery Road,
Polacherry Village,
Mambakkam Post,
Chennai - 600 127.


5/6/23

FORM-4A

ARCHITECT'S CERTIFICATE

Date:08.10.2024

To

M/s.Arboetum Foundations Private Limited
No.30,Polachery Road,
Polacherry Village,Mambakkam Post,
Chennai - 600 127.

Subject: Certificate of Completion of Construction Work of Group Development Residential Building of the Project (TNRERA Registration Number TN/01/Building/0182/2022 dated 24.05.2022 Project Name: " GEMINI ASTER ") situated on the Land bearing S.No.32/3A part,32/3B part,33/3 part,33/4 part, 32/5A, 33/5B, 33/7part, 34/1,2,3,4part,35/1part & 35/2Bpart demarcated by its boundaries

Point 1.latitude : 12.846651° & longitude :80.183081°

Point 2. latitude: 12.846978° & longitude :80.184171°

Point 3. latitude: 12.846882° & longitude :80.18381°

Point 4. latitude: 12.845942° & longitude :80.183601°

Point 5. latitude: 12.846623° & longitude :80.183018°

Point 6. latitude: 12.846528° & longitude :80.183485°

to the North by Polachery Road to the South by S.No.36/4, to the East by Gemini Magnolia Apartments,to the West by S.No.33/2 & 35/2 in chengalpattu district,thiruporur taluk and panchayat union,ponmar panchayat,polacheri village, PIN 600048 measuring 7331.73 sq.mts. area being developed by M/s.Arboetum Foundations Private Limited.

Sir,

I Tmt.Varsha Jain have undertaken assignment as Architect of certifying completion of Construction Work of Group Development Residential Building situated on the building located in chengalpattu district,thiruporur taluk and panchayat union,ponmar panchayat,polacheri village, S.No.32/3A part,32/3B part,33/3 part,33/4 part, 32/5A, 33/5B, 33/7part, 34/1,2,3,4part,35/1part & 35/2Bpart - site extent 7331.73 sq.m. being developed by M/s.Arboetum Foundations Private Limited

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

- (i) Tmt.Varsha Jain as Architect
- (ii) Thiru.Nagesh Somadeva as Structural Consultant
- (iii) Thiru.V.Vijaya Kumar as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my/our knowledge. I/We hereby certify that Group Development Residential 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 Group Development Residential Building (" GEMINI ASTER ") is granted Completion Certificate bearing number ROC.NO1238/2023/CD3, DATED:05/06/2023 Completion Certificate No.28/2023, dated:05/06/2023 by DTCP (Competent Authority).

Yours Faithfully,

Signature of Architect

VARSHA P. JAIN (B. ARCH)
ARCHITECT & INTERIOR DESIGNER
REGD No. CA/05/18498
COUNCIL OF ARCHITECTURE
A.R. COMPLEX, FIRST FLOOR,
1090, P.H. ROAD, CHENNAI 600 034

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FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I Thiru.Nagesh Somadeva have undertaken assignment as Structural Engineer for the detailed design and construction of the Group Development Residential Building comprising of Stilt floor + 5 floors situated in the land bearing S.No.32/3A part,32/3B part,33/3 part,33/4 part, 32/5A, 33/5B, 33/7part, 34/1,2,3,4part,35/1part & 35/2Bpart - polacheri village, ponmar panchayat, panchayat union,thiruporur taluk, chengalpattu 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.

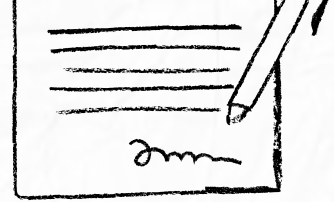
Further after the detailed inspection of the building, it is certified that the constructed structure is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,



Signature of the Registered Structural Engineer

**S. NAGESH, B.E. CIVIL E.N.R. 115
STRUCTURAL ENGINEER CLASS I (SD)
DISPENSE NO. CHENGALPATTU DISTRICT (2014)
Shop No. 13, 3rd Cross Street,
Karpagam Garden, Adyar, Chennai - 600 028
Email : s.nagesh1980@gmail.com
Mobile : 98403 21165**



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



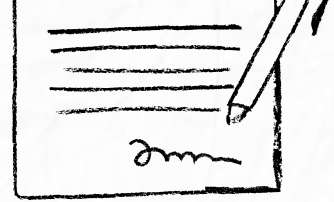
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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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with smart tools



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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

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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate