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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Navin Housing & Properties Pvt. Ltd.,
Project Name	:	"STARWOOD TOWERS PHASE-III (MAPLE)"
Project Registration No.	:	TN/01/Building/0245/2022
Project Registration Date	:	01-07-2022
Project Completion Date	:	31/07/2025
Quarter Ending	:	December - 2024

RERA Separate Bank A/c Details :

Bank Name	:	ICICI Bank
Bank Branch	:	Cenotaph Branch, Chennai.
Bank A/c No.	:	777705327147

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	59,73,50,875
Amount withdrawn from the RERA A/c from the date of opening	:	42,72,65,000
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales :

Sl. No.	Description	Cumulative Nos. of Units up to the Quarter	Total Area (Sq.M.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	97 Units	6056.69 Sq.M.
	b) UDS Registered	73 Units	4607.53 Sq.M.

2. Furnish the details Flat-wise :

Sl. No.	Flat No. as per Agreement	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	M314	Yes	Yes
2	M302	Yes	Yes
3	M513	Yes	Yes
4	M706	Yes	Yes
5	M202	Yes	Yes
6	M506	Yes	Yes
7	M304	Yes	Yes
8	M214	Yes	Yes
9	M707	Yes	Yes
10	M801	Yes	Yes
11	M507	Yes	Yes
12	M201	Yes	Yes
13	M203	Yes	Yes
14	M614	Yes	Yes
15	M907	Yes	Yes
16	M509	Yes	Yes
17	M414	Yes	Yes
18	M306	Yes	Yes
19	M403	Yes	Yes
20	M310	Yes	Yes
21	M714	Yes	Yes
22	M713	Yes	Yes
23	M901	Yes	Yes
24	M807	Yes	Yes

Sl. No.	Flat No. as per Agreement	Flats Booked (Yes/No)	UDS Registered (Yes/No)
25	M313	Yes	Yes
26	M511	Yes	Yes
27	M206	Yes	Yes
28	M1013	Yes	Yes
29	M601	Yes	Yes
30	M514	Yes	Yes
31	M307	Yes	Yes
32	M205	Yes	Yes
33	M504	Yes	Yes
34	M804	Yes	Yes
35	M213	Yes	Yes
36	M802	Yes	Yes
37	M411	Yes	Yes
38	M606	Yes	Yes
39	M607	Yes	Yes
40	M603	Yes	Yes
41	M408	Yes	Yes
42	M612	Yes	Yes
43	M1014	Yes	Yes
44	M701	Yes	Yes
45	M308	Yes	Yes
46	M212	Yes	Yes
47	M1103	Yes	Yes
48	M410	Yes	Yes
49	M1002	Yes	Yes

Sl. No.	Flat No. as per Agreement	Flats Booked (Yes/No)	UDS Registered (Yes/No)
50	M207	Yes	Yes
51	M406	Yes	Yes
52	M208	Yes	Yes
53	M604	Yes	Yes
54	M1201	Yes	Yes
55	M512	Yes	Yes
56	M1003	Yes	Yes
57	M503	Yes	Yes
58	M609	Yes	Yes
59	M1007	Yes	Yes
60	M102	Yes	Yes
61	M305	Yes	Yes
62	M114	Yes	Yes
63	M613	Yes	Yes
64	M1203	Yes	Yes
65	M1101	Yes	Yes
66	M409	Yes	Yes
67	M106	Yes	Yes
68	M412	Yes	Yes
69	M502	Yes	Yes
70	M704	Yes	Yes
71	M914	Yes	Yes
72	M404	Yes	Yes
73	M602	Yes	Yes
74	M210	Yes	No

Sl. No.	Flat No. as per Agreement	Flats Booked (Yes/No)	UDS Registered (Yes/No)
75	M204	Yes	No
76	M211	Yes	No
77	M407	Yes	No
78	M1905	Yes	No
79	M402	Yes	No
80	M303	Yes	No
81	M508	Yes	No
82	M311	Yes	No
83	M501	Yes	No
84	M1001	Yes	No
85	M1004	Yes	No
86	M301	Yes	No
87	M112	Yes	No
88	M814	Yes	No
89	M113	Yes	No
90	M108	Yes	No
91	M510	Yes	No
92	M111	Yes	No
93	M309	Yes	No
94	M1114	Yes	No
95	M809	Yes	No
96	M709	Yes	No
97	M405	Yes	No

B. Construction :

Sl.No.	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor-wise	Block A4	100% Completed
		MEP Works	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym, Multipurpose Hall, Amphitheatre, Gazebo, Tree pavilion with seating, Solar panel for generating common electricity, Biometric & PIN controlled door access, Smart Phone door lock, light & fan control, Wi-Fi enabled community, Electric car charging points, Advance zone based fire fighting, Grid lightning arrestor, Individual sensor lighting in car park & common areas & Individual piped gas	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Club House Amenities as per clause 3 (page no.8)	100% Completed

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Sl.No.	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	9421 Lakhs'
2	Percentage of completion of Common Amenities i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	230 Lakhs'

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

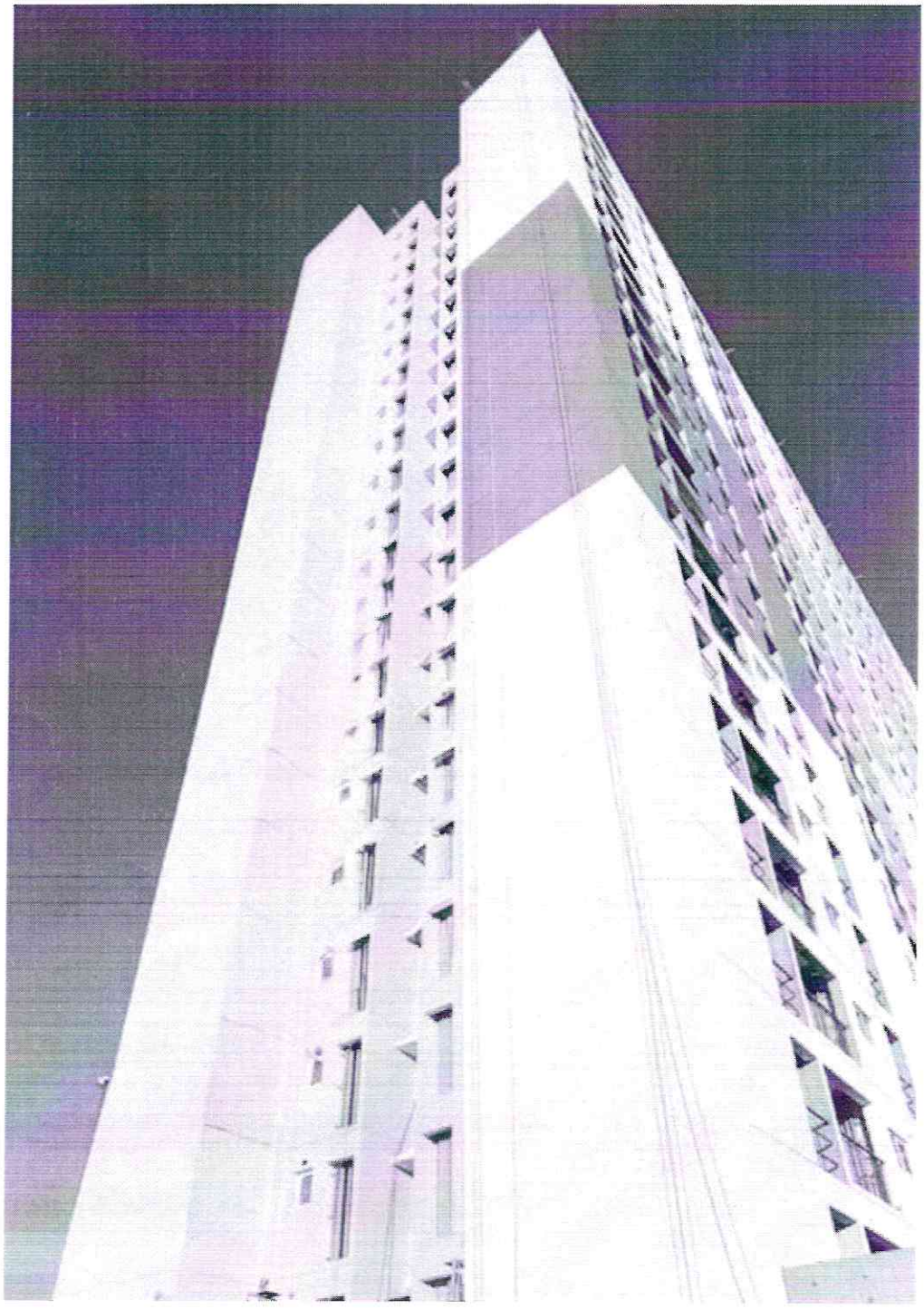
NAVIN'S MAPLE –NORTH SIDE VIEW

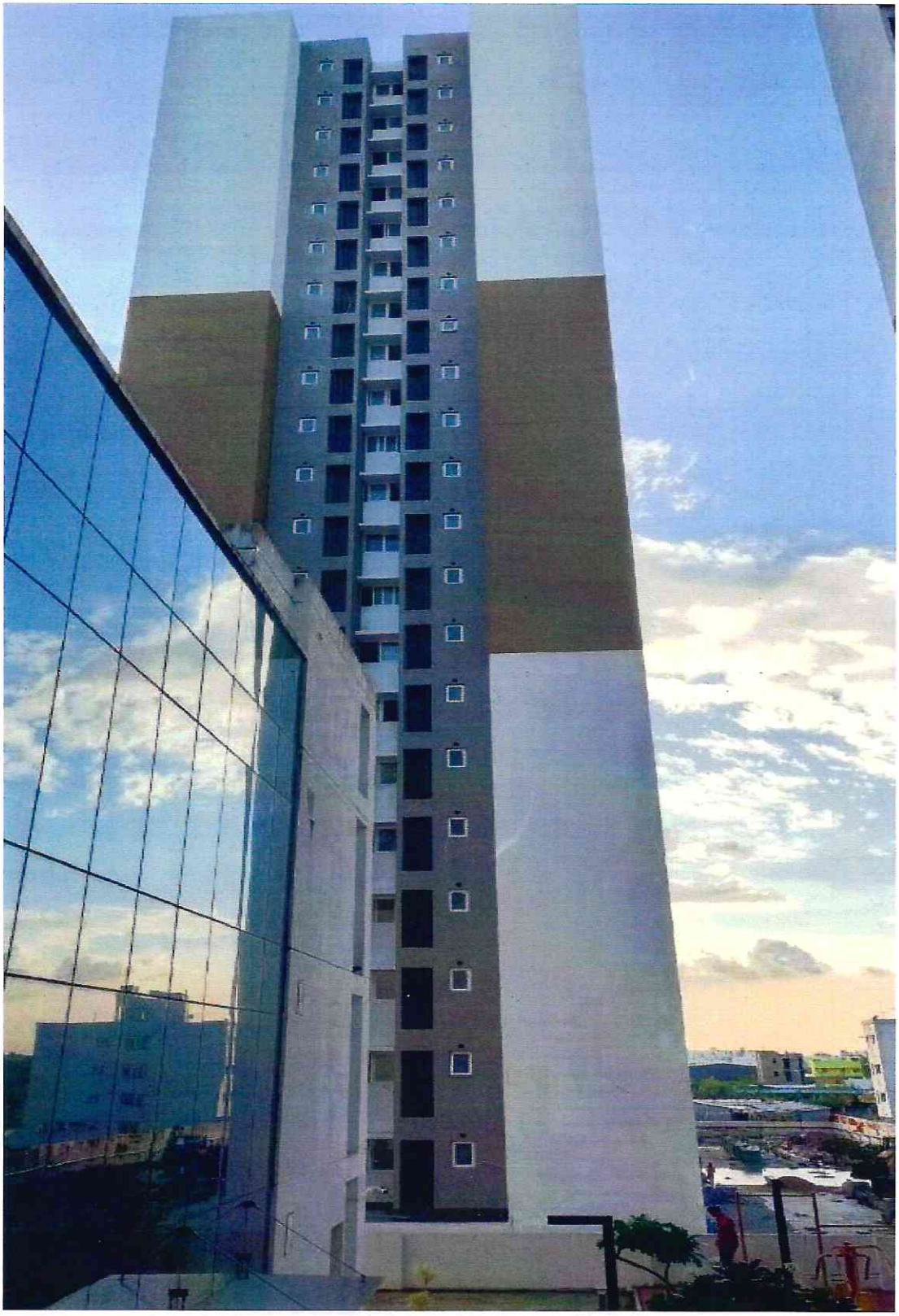
30/12/2024

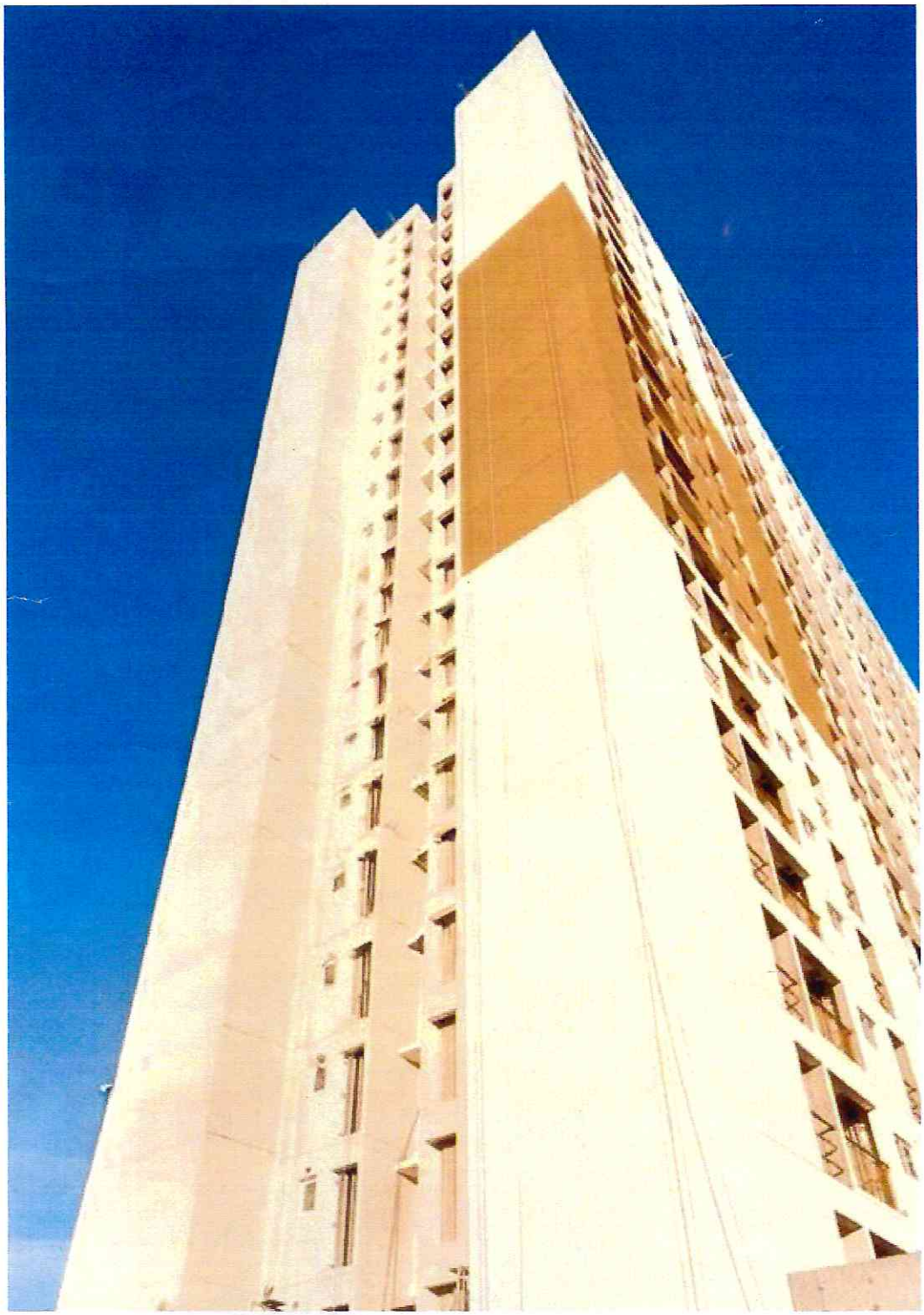


NAVIN'S MAPLE – WEST SIDE VIEW

30/12/2024



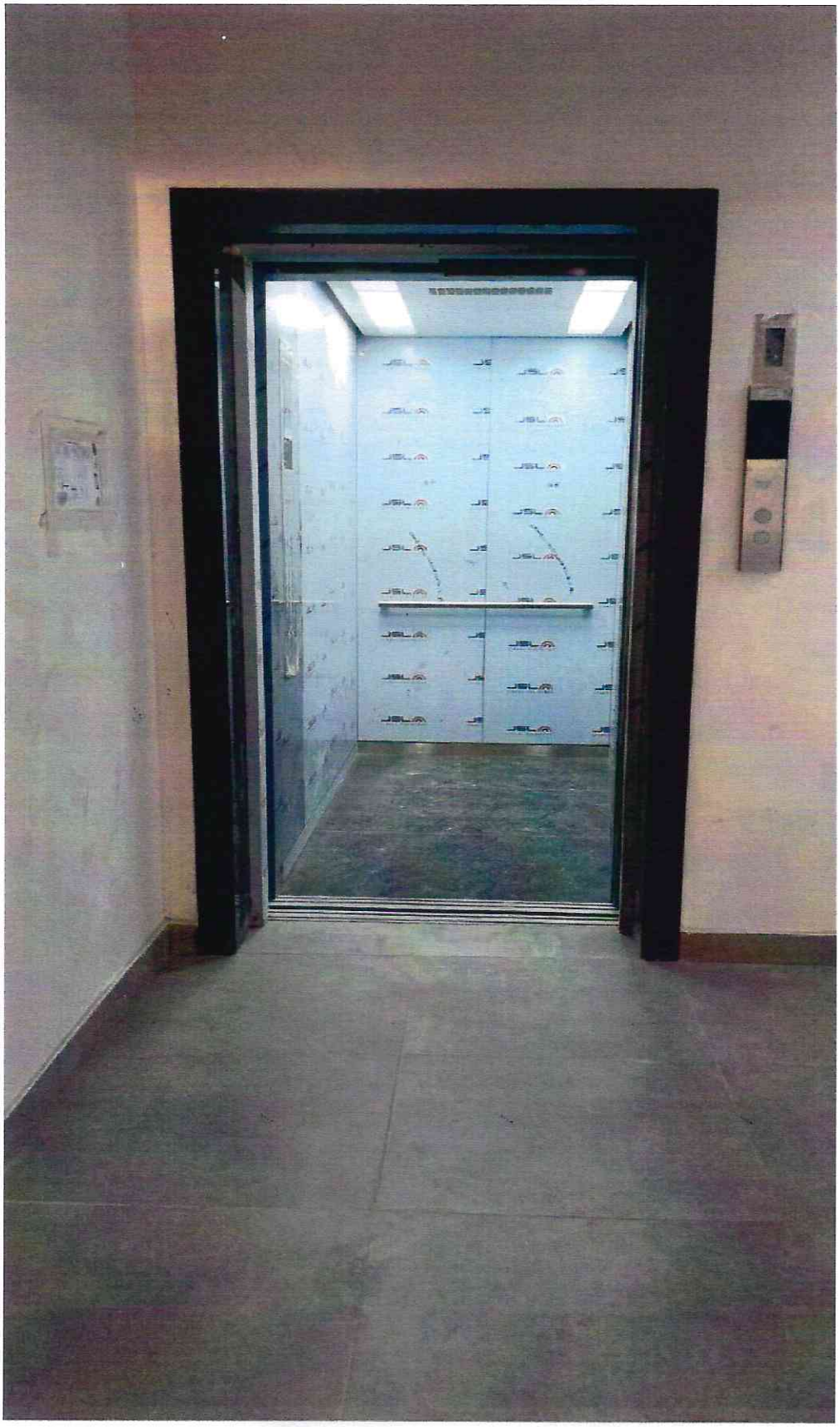





NAVIN'S

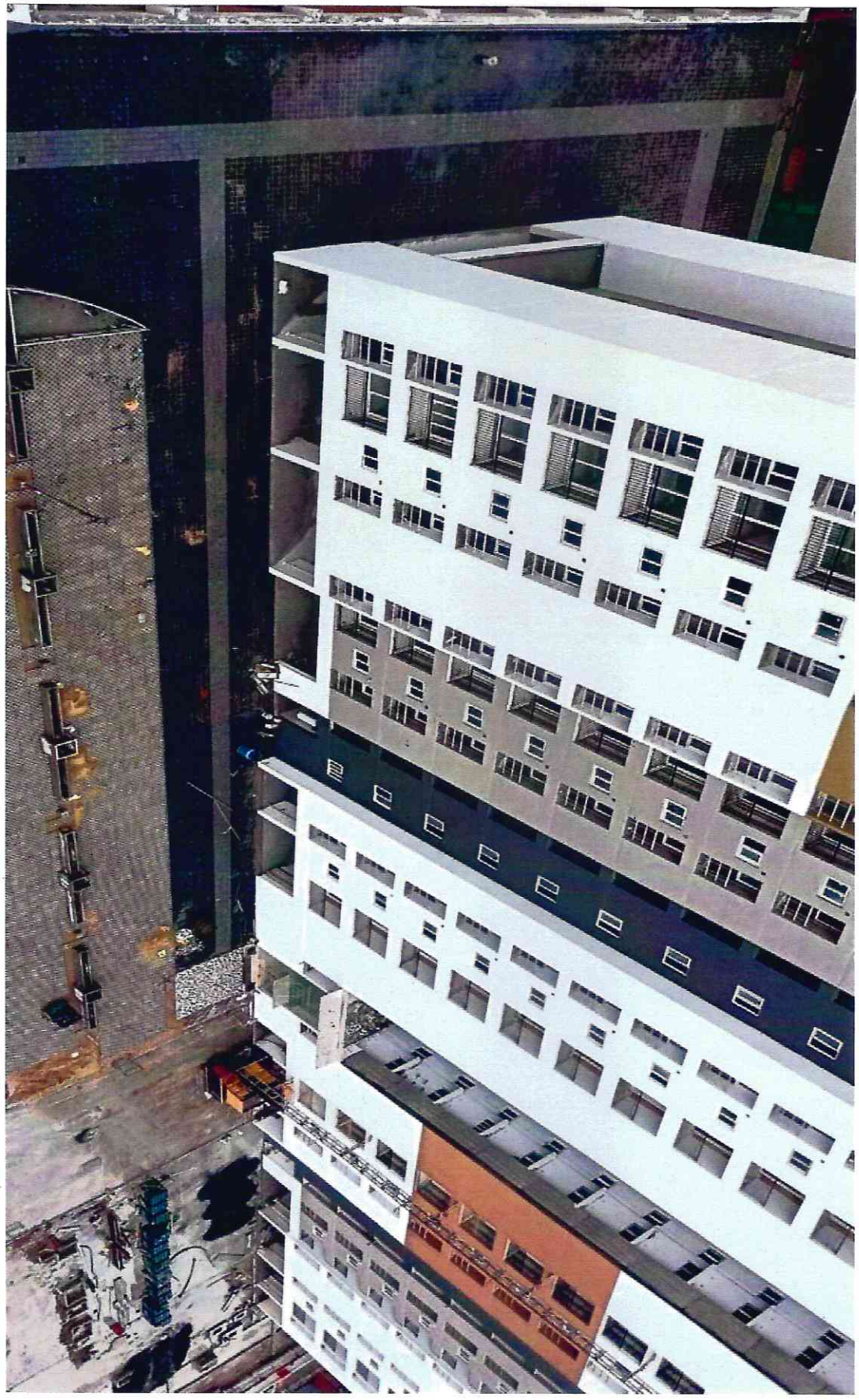




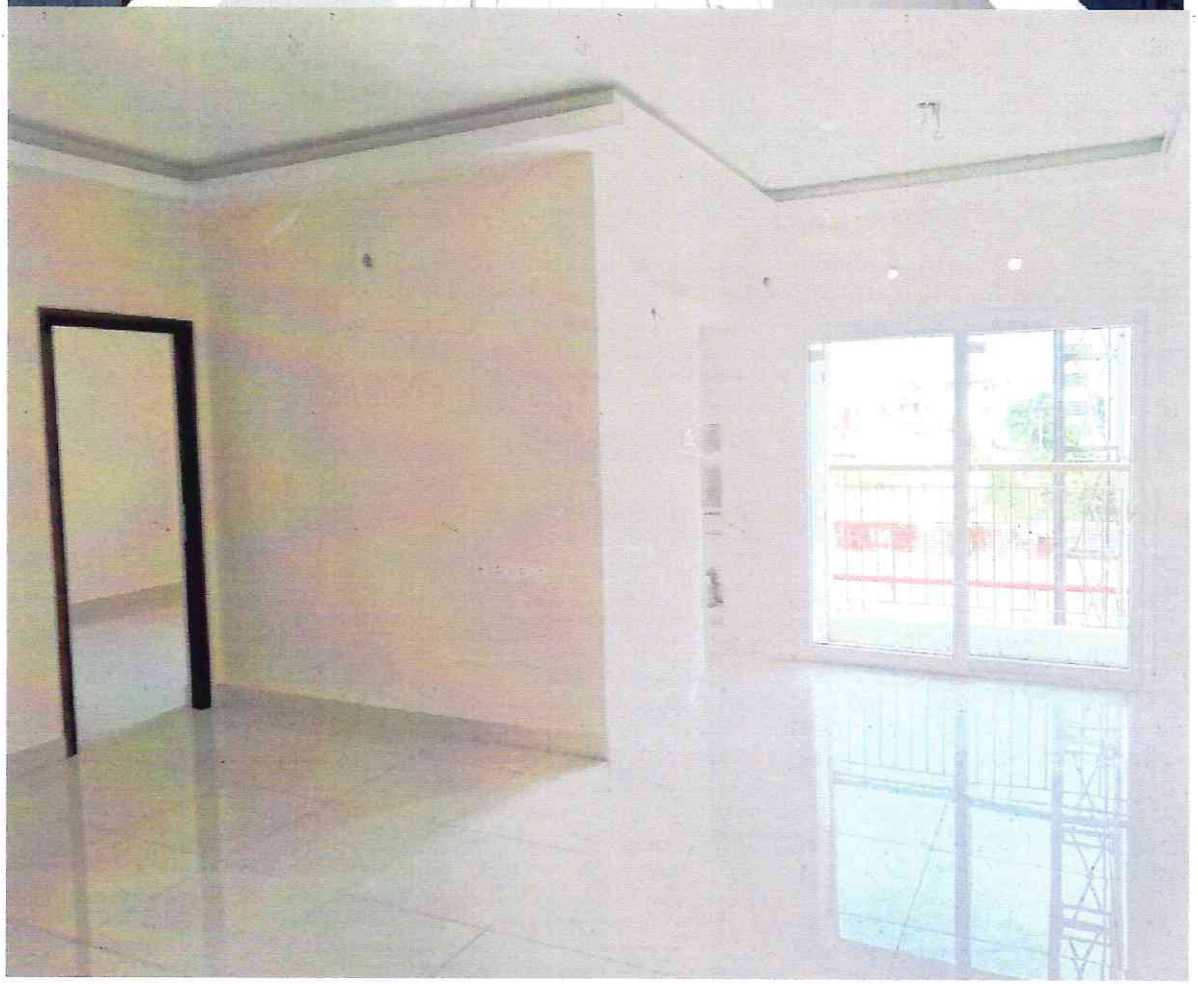

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NAVIN'S

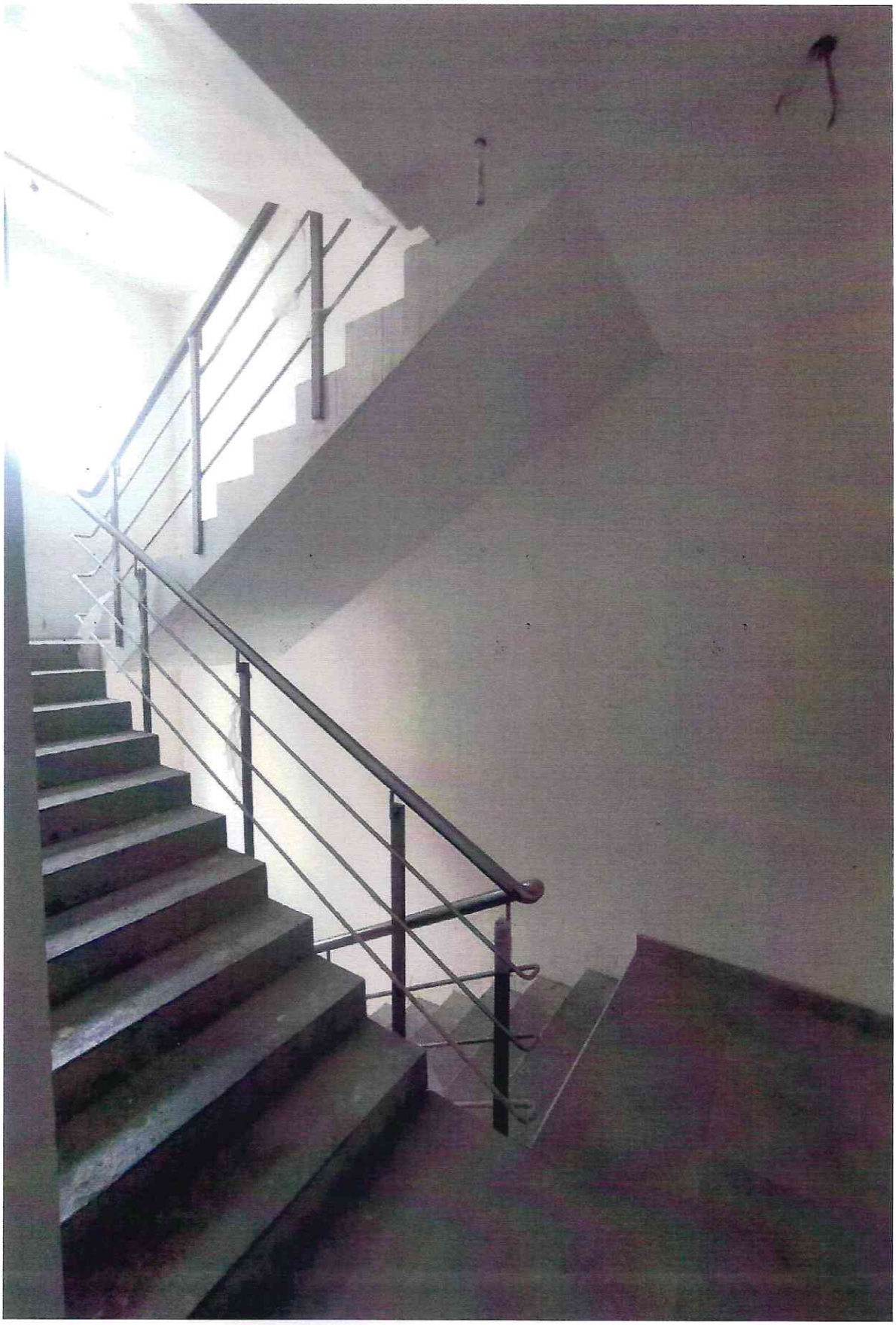




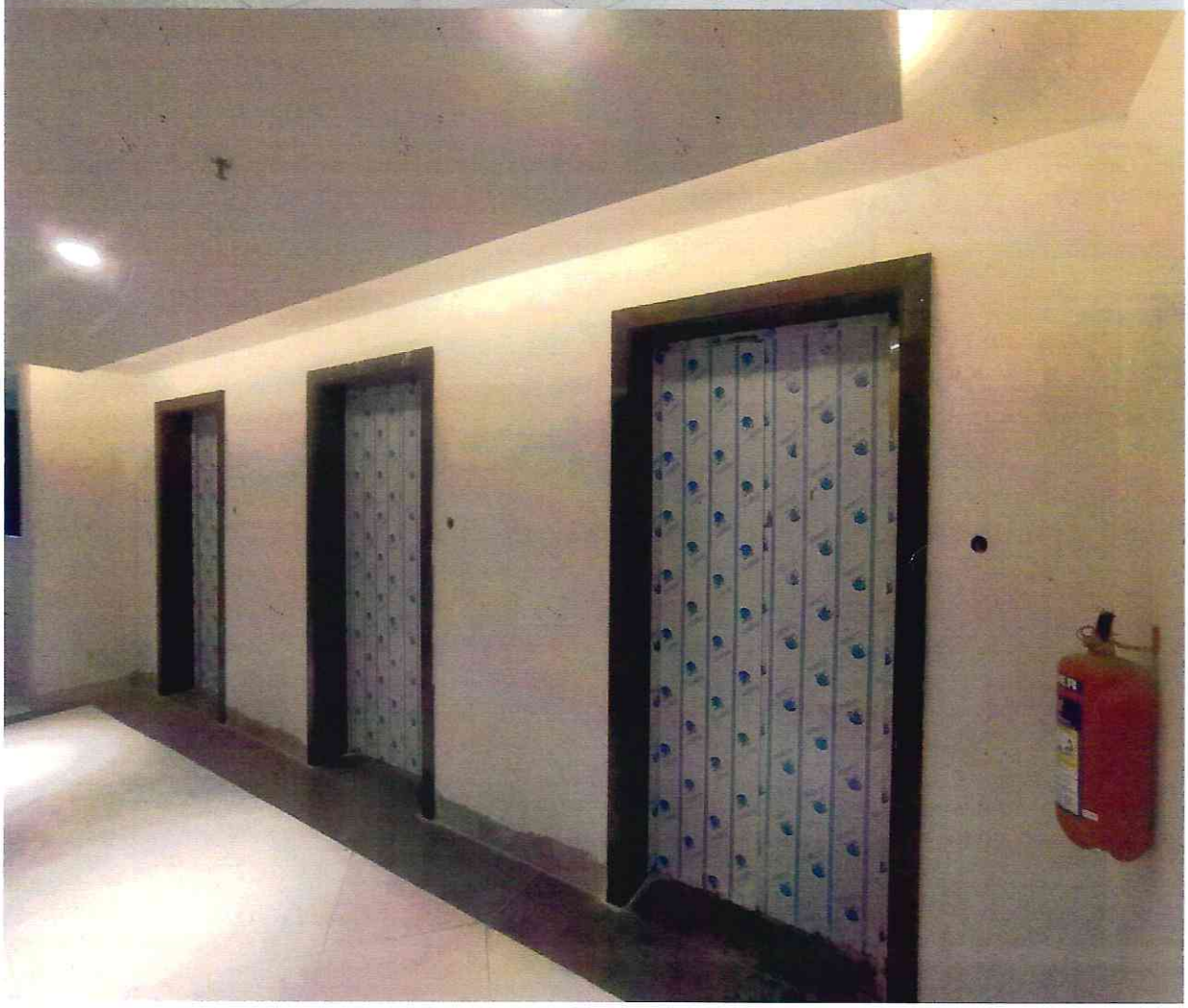














CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

4TH PARTIAL 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 Commissioner,
St.Thomas Mount Panchayat Union,
Chitlapakkam, Chennai-600 064.

Letter No.CMDA/CC/HRB/S/0199/2024 **Dated:23.10.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Block **A4:** Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st to 21st Floor **with 294 Dwelling Units** Residential Building (Earlier Completion Certificate issued for 628 Dwelling Units with 2 Commercial Blocks and now Revision and Additional construction with 588 Dwelling Units (Totally10 Blocks with 1216 Dwelling Units) at Medavakkm – Mambakkam Road in S.No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, within the Limits of St.Thomas Mount Panchayat Union – 4th Partial Completion Certificate – Issued – Reg.

Ref:
1. CMDA's earlier Planning Permission No.C/PP/MSB-IT/33(A to J)/2013 in Planning Permit No.7200 in letter No.C3(S)/12498/2011 dated 28.06.2013.
2. 1st Partial Completion Certificate No.EC/South-II/278/2015, dated 19.06.2015 issued in Letter No.EC/S-II/6017/2015, dated 19.06.2015 for the Completer Construction of Block B1 & B2.
3. 2nd Partial Completion Certificate No.EC/South-II/482/2015, dated 12.11.2015 issued in Letter No.EC/S-II/13336/2015, dated 12.11.2015 for the Completed Construction of Two Commercial Blocks.
4. Renewal Planning Permission No.C/PP/MSB-IT/52(A to J)/2016 in Planning Permit No.9098 in letter No.EC/S-II/7510/2016 dated 19.09.2016.
5. 3rd Partial Completion Certificate No.EC/South-II/250/2019, dated 20.09.2019 issued in Letter No.EC/S-II/9144/2019, dated 20.09.2019 for the Completed Construction of Block No.A1, A2 & A6 (Block A6 for LIG Housing) and Club House Block.
6. CMDA's revised Planning Permission No.C/PP/MSB/03(A to J)/2022 in Planning Permit No.14523 in letter No.C3(S)/0045/2019 dated 28.01.2022 for the Proposed Revision & Additional Construction of High Rise Building consists of Block A3 & A4 with the earlier approval.
7. Online 4th Partial Completion Certificate Application received from Tmt.P.Bhavani (Executive Director), M/s.Navin Housing & Properties Pvt. Ltd., dated 16.05.2024.
8. DFRS Compliance Certificate No.86/2024 in Lr.No.D.Dis.No.13673 /C1/2024 dated 23.08.2024 from the Director, Directorate of Fire and Rescue Service.
9. This office D.C.Letter even No.dated 27.09.2024.
10. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026176 dated 30.09.2024 with enclosures.

*****

Contd.,

This is to certify that Tmt.P.Bhavani (Executive Director), M/s.Navin Housing & Properties Pvt. Ltd., has Completed the Construction of Block **A4:** Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st to 21st Floor **with 294 Dwelling Units** Residential Building (Earlier Completion Certificate issued for 628 Dwelling Units with 2 Commercial Blocks and now Revision and Additional construction with 588 Dwelling Units (Totally10 Blocks with 1216 Dwelling Units) at Medavakkm – Mambakkam Road in S.No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, within the Limits of St.Thomas Mount Panchayat Union for which Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate approved by the Monitoring Committee.

2. Accordingly 4th Partial Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 360 / 2024, dated 23.10.2024.**

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 have signed in the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

Yours faithfully,

23/10/2024.

for MEMBER-SECRETARY

23/10/24

Copy to:

1. Tmt.P.Bhavani (Executive Director),
   M/s.Navin Housing & Properties Pvt. Ltd.,,
   Navin's Triumph,
   Door No.802 & 804, Anna Salai,
   Chennai - 600 055.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Project registration No. TN/01/Building/0245/2022, dt.01.07.2022 with the Project name of "STAR WOOD TOWERS – PHASE - III" vide file No.TNRERA/10642/2022 valid till 31.07.2025 for Block A4 in the name of applicants M/s.Navin Housing & Properties Private Limited).
   (for information only)

3. The Deputy Financial Analyst
   Finance Division, CMDA.

4. The System Analyst, Computer Cell, CMDA (For Web-hosting)

Anand Architects
No. 2/154, East Coast Road,
Injambakkam, Chennai - 600115
Email: anandarchitects@gmail.com

FORM 4A
ARCHITECT'S CERTIFICATE

Date: 22-11-2024

To,

Tmt.P.Bhavani (Executive Director)
M/s.Navin Housing & Properties Pvt Ltd.
Navin'sTriumph,Door No.802 & 804,
Anna salai, Chennai – 600055.

Subject : certificate of completion of construction work of Residential Building A4 Block of the building of the project **(TNRERA Registration Number TN/01/Building/0245/2022 Dated 01.07.2022) Residential of high rise building consist of block –A3: Combined B.F+S.F+ Podium with 1st floor to 21 floors with 294 dwelling units out of block: A4: Combined B.F +S.F +Podium with 1st floor to 21 floors with 294 dwelling units and completion certificate issued blocks viz A1,A2,A6: Block A1&A2 Typical : Combined B.F+S.F+Podium with 1st floor 13th floor + 14th floor part with each block 110 dwelling units (totally 220 dwelling units), Block A6 (LIG Block):1st floor to 13th floor + 14th floor part with each block 192 dwelling units and Club house : 1st floor to 3floors +4th floor part (Indoor games, Banquet halls, Gym & Swimming pool at 4th floor), Blocks B1& B2 Typical : 1st floor to 14th floor with 216 dwelling units (totally 628 dwelling units) and 2 Commercial Blocks. Earlier Completion certificate issued for 628 dwelling units with 2 Commercial blocks and now revision and additional construction with 588 dwelling units (totally 10 blocks with 1216 dwelling units) situated at Medavakkam – Mambakkam road on the land bearing Survey No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 demarcated by its boundaries 12° 90' 65.63" to the north 80°18'25.37" to the East of vengaivasal village, within the limits of st.thomas mount panchayat union. Measuring 117258.22 Sq.m areas being developed by M/s.Navin Housing & Properties Pvt Ltd.**

Sir,

I W.Anand have undertaken the assignment as architect for certifying the completion of construction work of Residential Building A4 Block of the building of the project situated on the land bearing Survey No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8,37/9, 364/1B2, 365/1B1 of vengaivasal village, with in the limits of st.thomas mount panchayat union. Measuring 117258.22 Sq.m area being developed by M/s.Navin Housing & Properties Pvt Ltd.

Anand Architects
No. 2/154, East Coast Road,
Injambakkam, Chennai - 600115
Email: anandarchitects@gmail.com

2. Following technical professional have been appointed by Owner/Promoter:
(i) Thiru. R.Prabakar as Engineer
(ii) Thiru. A.Permaiyan as Structural Consultant
(iii) Thiru .Balamuruganas MEP consultant
(iv) Tmt. A.Palaniammal 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, We hereby certify that Building A4 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 A4 Block of the Building is granted completion certificate bearing Number CC.No.EC/South-II /360 / 2024 dated 23.10.2024 by CMDA.

Yours Faithfully,

W. ANAND, B.Arch., M.BE.M.
ARCHITECT & PROJECT CONSULTANT
Council Reg. No. CA / 88 / 11631
NO. 2/154, EAST COAST ROAD,
INJAMBAKKAM, CHENNAI - 600115

WORATHUR ANAND

Council of Architects (COA) Registration No. CA/88/11631

Council of Architects (COA) Registration valid till (Date) 31-12/2029

BURO ENGINEERS (I) PRIVATE LTD.,
Civil & Structural Consultants
New No.31, (Old No.14), Besant Avenue Road, Adyar, Chennai - 600 020, TN, India. Tel : 91 44 2491 2755
e-mail : buroindia@buroengineers.in, admin@buroengineers.in
CIN : U45201TN2005PTC055334

FORM – 4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I, A. Permaiyan, have undertaken assignment as structural engineer for the detailed design and construction of the building /block/tower Residential of high rise building consist of block –A3: Combined B.F+S.F+ Podium with 1st floor to 21 floors with 294 dwelling units out of block: A4: Combined B.F +S.F +Podium with 1st floor to 21 floors with 294 dwelling units and completion certificate issued blocks viz A1,A2,A6: Block A1&A2 Typical : Combined B.F+S.F+Podium with 1st floor 13th floor + 14th floor part with each block 110 dwelling units (totally 220 dwelling units), Block A6 (LIG Block):1st floor to 13th floor + 14th floor part with each block 192 dwelling units and Club house : 1st floor to 3floors +4th floor part (Indoor games, Banquet halls, Gym & Swimming pool at 4th floor), Blocks B1& B2 Typical : 1st floor to 14th floor with 216 dwelling units (totally 628 dwelling units) and 2 Commercial Blocks. Earlier Completion certificate issued for 628 dwelling units with 2 Commercial blocks and now revision and additional construction with 588 dwelling units (totally 10 blocks with 1216 dwelling units) situated at Medavakkam – Mambakkam Road on the land bearing Survey No.19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8,37/9, 364/1B2, 365/1B1 demarcated by its boundaries 12° 90' 65.63" to the north 80°18'25.37" to the East of Vengaivasal Village, within the limits of St.Thomas Mount panchayat union.

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 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.

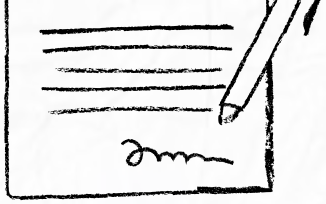
Yours Faithfully,

(A PERAMAIYAN)
Signature & Name

Place : Chennai

Date : 12th November 2024

A. PERAMAIYAN, M.E., (Struct.), M.I.E.
REGISTERED STRUCTURAL ENGINEER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REGISTRATION No. SE/GR-I/19/03/026
NEW No. 31 (OLD No.14), BESANT AVENUE ROAD
ADYAR, CHENNAI - 600 020.
E-Mail: peram@buroengineers.in
Mobile: +91 99625 45630



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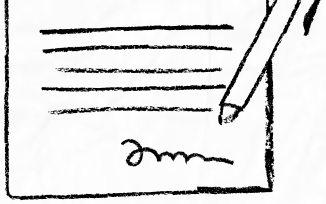
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Ownership, Compliance & Legal Verification

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

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

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Chennai, India

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