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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s Colors Condominium Pvt.Ltd., Rep By.Mr.Sudhakar Natarajan
Project Name	:	"MAPLE"
Project Registration No	:	TN/01/Building/0269/2022
Project Registration Date	:	20/07/2022
Project Completion Date	:	09/05/2023
Quarter Ending	:	(March / June / September / December) Year 2023

RERA Separate Bank A/c Details

Bank Name	:	The Karur Vysya Bank Ltd
Bank Branch	:	Velachery
Bank A/c No.	:	1265135000012215

Amount collected from the allottees and deposited in the RERA A/c	4,34,74,090
Amount withdrawn from the RERA A/c date wise with percentage of physical completion	4,34,74,090
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 size wise (As given in Carpet Area Statement while registration) Block / Tower Floor – wise	9	1114.95
	b) UDS Registered	9	445.97

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	101	Yes	Yes
2	102	Yes	Yes
3	103	Yes	Yes
4	201	Yes	Yes
5	202	Yes	Yes
6	203	Yes	Yes

7	301	Yes	Yes
8	302	Yes	Yes
9	303	Yes	Yes

B. Construction

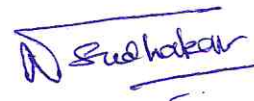
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	COMPLETED	COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise as per approved plan	NOT APPLICABLE	NOT APPLICABLE
3.	Status of other Common Amenities as indicated in the Construction Agreement	NOT APPLICABLE	NOT APPLICABLE

Sl.No.	Description	Percentage
1.	Percentage of Completion Block / Tower Floor – wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% 696 Lakhs
2.	Percentage of Completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NOT APPLICABLE

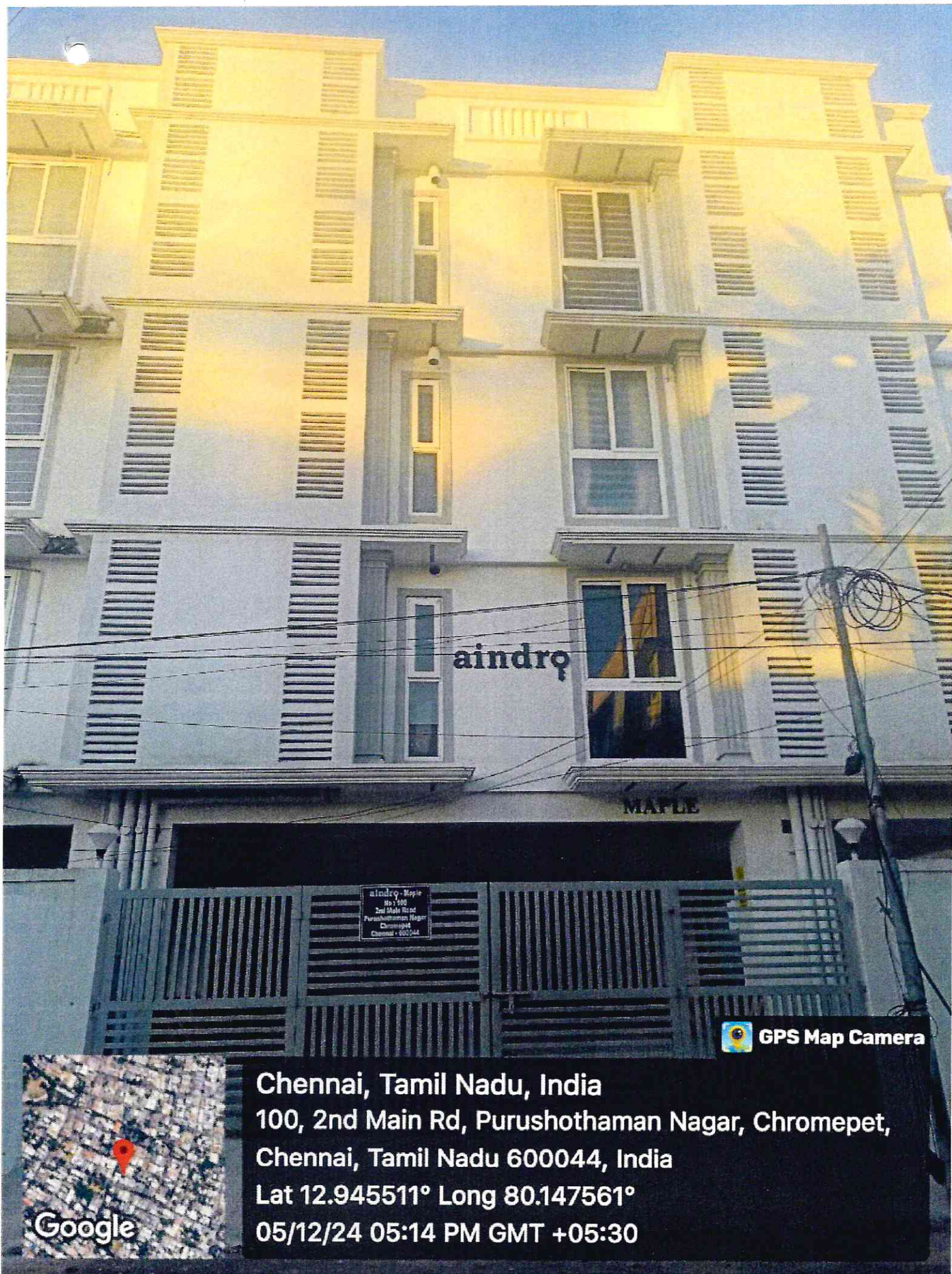
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) Yes Attached (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For Colors Condominium Private Limited


Director

Signed by Promoter



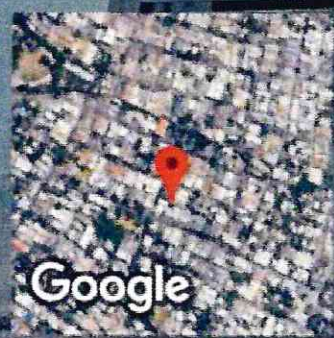
aindro

MAPLE

aindro - Maple
No: 100
2nd Main Road
Purushothaman Nagar
Chromepet
Chennai - 600044



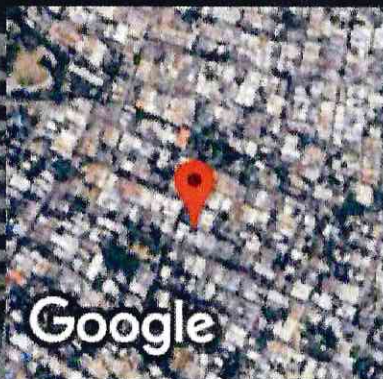
GPS Map Camera



Chennai, Tamil Nadu, India
100, 2nd Main Rd, Purushothaman Nagar, Chromepet,
Chennai, Tamil Nadu 600044, India
Lat 12.945511° Long 80.147561°
05/12/24 05:14 PM GMT +05:30



GPS Map Camera

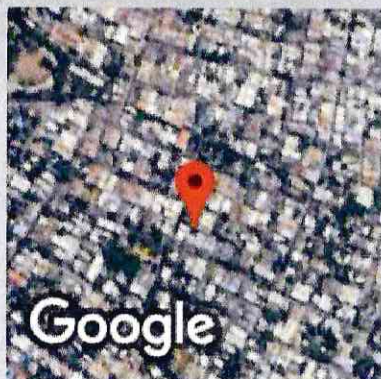


Google

Chennai, Tamil Nadu, India
100, 2nd Main Rd, Purushothaman Nagar,
Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.945511° Long 80.147561°
05/12/24 05:14 PM GMT +05:30



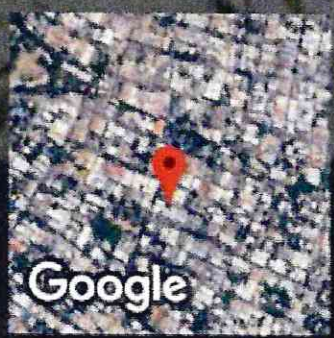
GPS Map Camera



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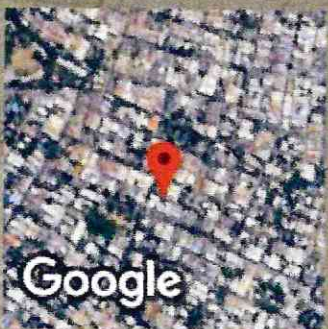
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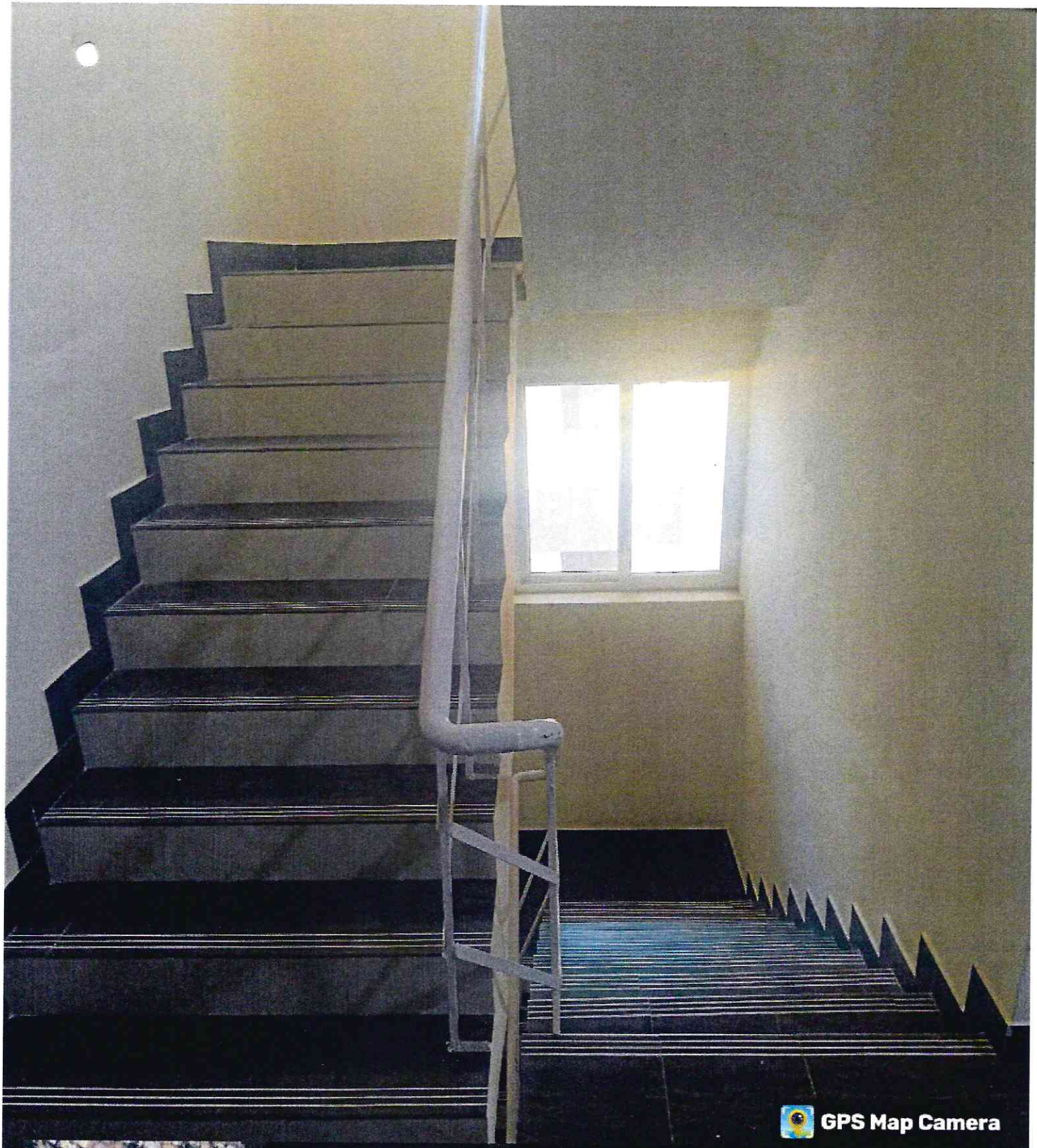
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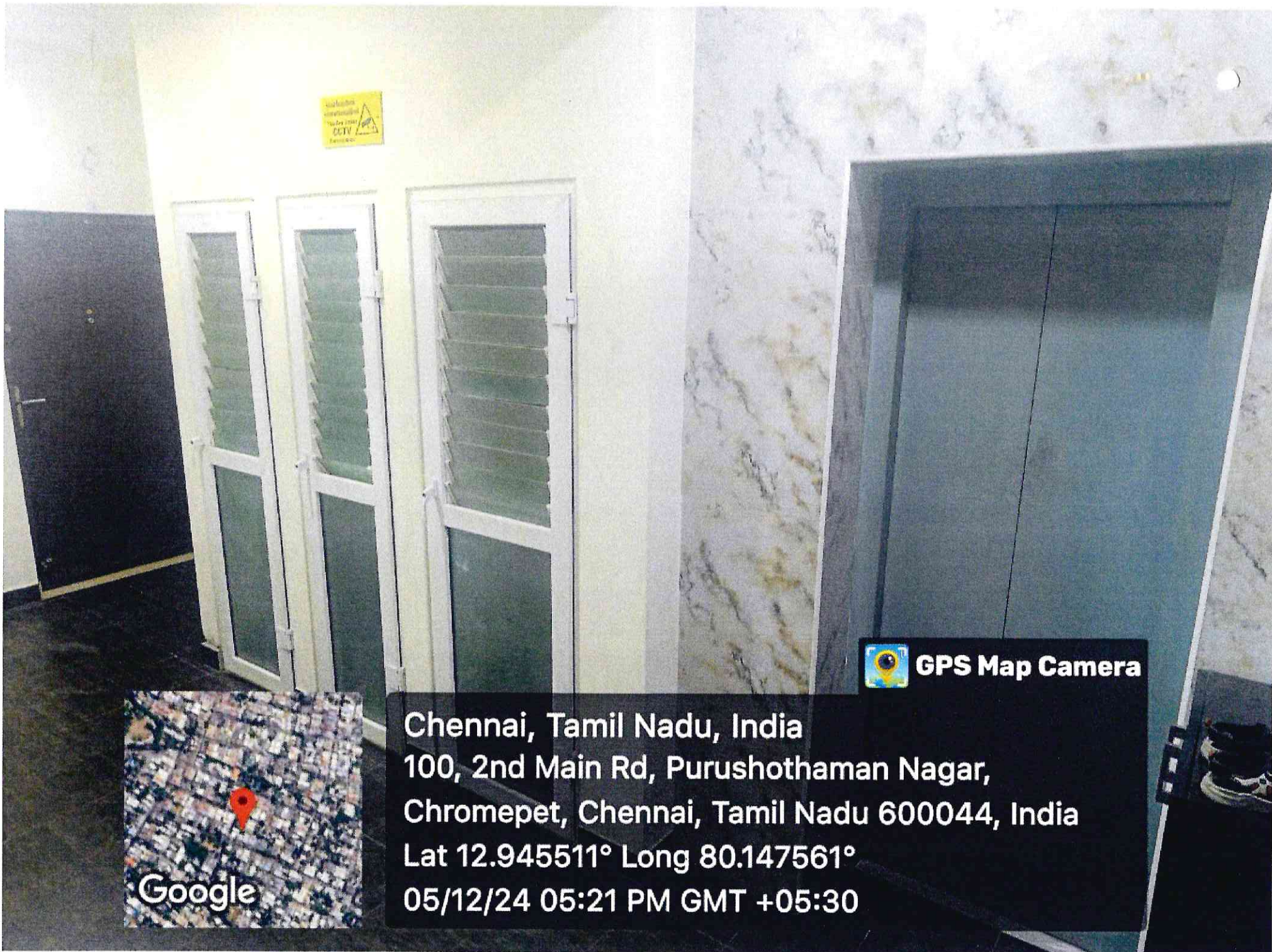
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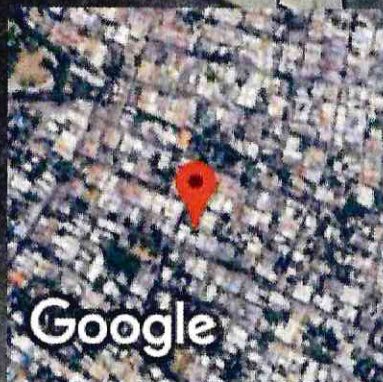
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100, 2nd Main Rd, Purushothaman Nagar, Chromepet,
Chennai, Tamil Nadu 600044, India
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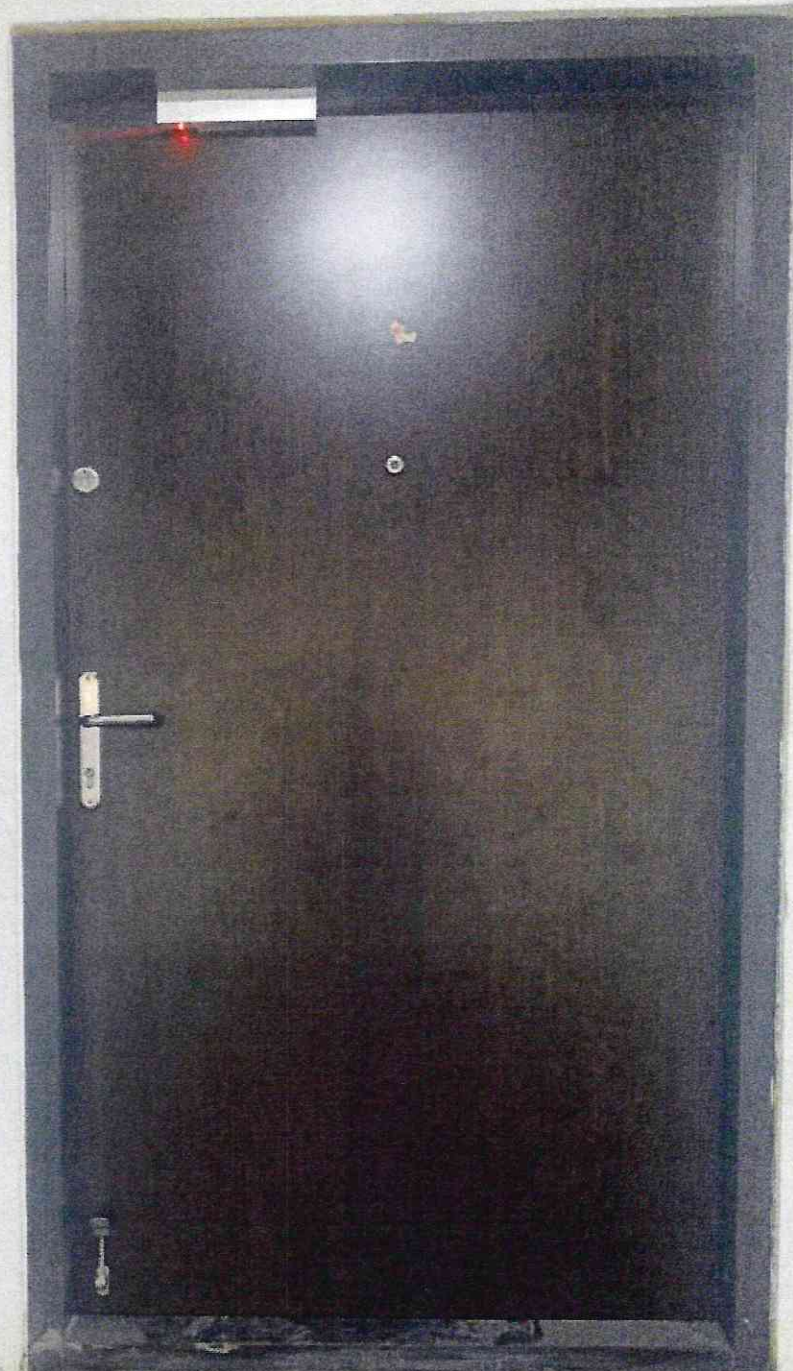
சூழலியல்
பொருளாதார
CCTV
பொருளாதார



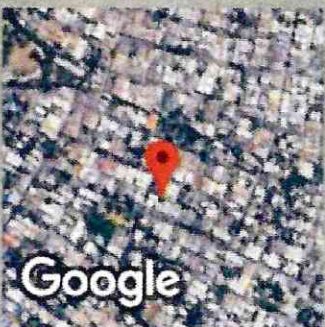
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100, 2nd Main Rd, Purushothaman Nagar,
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GPS Map Camera



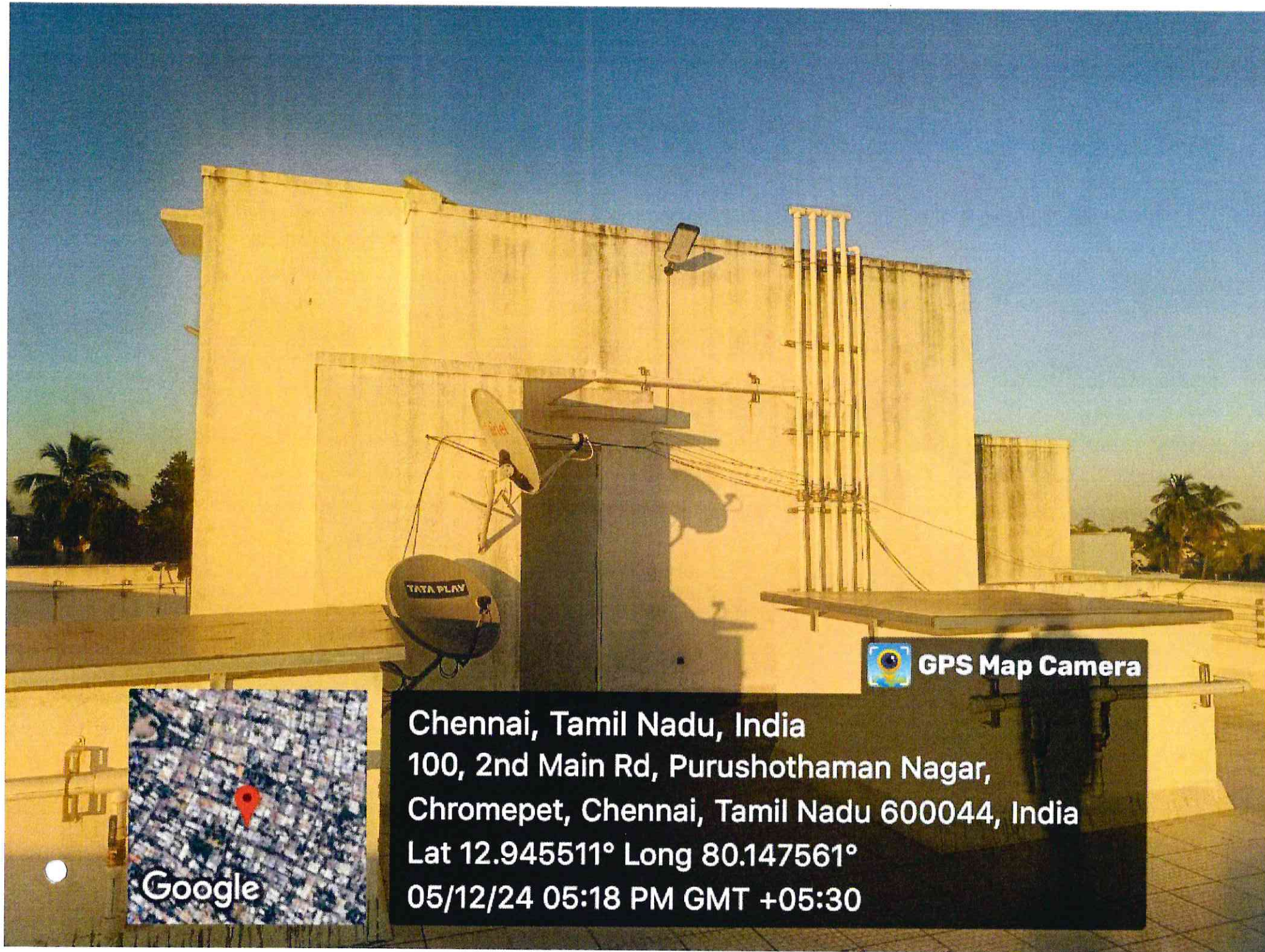
Chennai, Tamil Nadu, India

100, 2nd Main Rd, Purushothaman Nagar, Chromepet,

Chennai, Tamil Nadu 600044, India

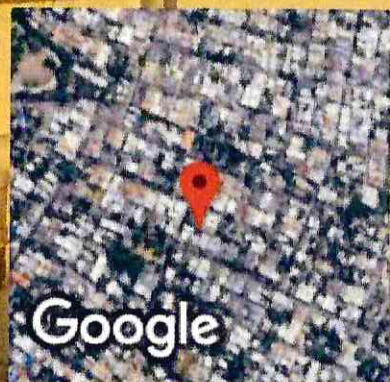
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

BY RPAD

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



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

Phone : 28414855 Fax: 91-044-28548416

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Commissioner, Tambaram Municipal Corporation, Tambaram, Chennai-600 045.

Letter No. CMDA/CC/NHRB/S/0103/2023

Dated: 09.05.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 3 Floors Residential Building with 9 D/U at Plot No.100 & 101 A, Purushothaman Nagar 2nd Main Road and Purushothaman Nagar 3rd Cross Street, Chrompet, Chennai-44 comprised in S.No.29/1A1A1A5A1A1A1A1A1A, T.S.No.18/2 (As per Patta), Block No.28, Ward -F of Hasthinapuram Village within the limits of Tambaram Municipal Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 2. CMDA Planning Permission accorded vide No.PP/NHRB/298/2021 dated 24.09.2021 Permit No.14406 in letter No.PP/NHRB/S(B2)/352/2021 dated 24.09.2021.
 3. Completion Certificate Application received from M/s. Colors Condominium Private Limited represented by its Director Thiru.Sudhakar Natarajan on 15.03.2023.
 4. This office DC Advice Letter even No. dated 24.03.2023.
 5. Applicant letter dated 05.04.2023 enclosing the remittance of Development Charges & Infrastructure and Amenities Charges B0023202 dated 05.04.2023.

This is to certify that M/s. Colors Condominium Private Limited represented by its Director Thiru.Sudhakar Natarajan has completed the construction of Stilt Floor + 3 Floors Residential Building with 9 D/U at Plot No.100 & 101 A, Purushothaman Nagar 2nd Main Road and Purushothaman Nagar 3rd Cross Street, Chrompet, Chennai-44 comprised in S.No.29/1A1A1A5A1A1A1A1A1A, T.S.No.18/2 (As per Patta), Block No.28, Ward -F of Hasthinapuram Village within the limits of Tambaram Municipal Corporation for which Planning Permission was issued by CMDA 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 as prescribed in Rule 20 Annexure – XIII of TNCDBR, 2019.

p.t.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/131/2023 dated 09.05.2023.

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 issued is subject to outcome of the Hon'ble High Court order in the reference 1th cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. Colors Condominium Pvt. Ltd.,
Rep by Mr. Sudhakar Natarajan,
Flat No.3A, 3rd Floor, Indira Enclave,
New. No.31, Old No.12,
Indira Nagar 1st Avenue,
Adyar, Chennai – 600 020.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Registration No.
TN/01/Building/0269/2022 dated
20.07.2022 in Letter No.
TNRERA/10420/2022 with the Project
name "MAPLE" valid up to September
2023.
3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for
Building and Display Board)
4. The System Analyst, Computer Cell, CMDA (to update Webpage).

Note:

- (i) The Original Cash Receipt No.CMDA/PP/Ch/5610/2021, dated 03.09.2021 for the Security Deposit has been 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.

3

FORM-4A
ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date: 06-12-2024

To
M/s Colors Condominium Pvt. Ltd.,
Rep by Mr.Sudhakar Natarajan
No.3A, 31/12, Indira Enclave,
Indira Nagar 1st Avenue,
Adyar, Chennai-600 020

Subject: Certificate of Completion of Construction of Building name "Maple" having Single Block of the Residential Building with Stilt floor + 3 floors (12.0m height) with 09 dwelling units of the Project TNRERA RegistrationNumber TN/01/Building/0269/2022 dated.20-07-2022 situated on the Land bearing at Plot No.100 & 101A, Purushothaman Nagar 2nd Main road and Purushothaman Nagar 3rd cross Street, Chromepet, Chennai – 600 044, Comprised in S.No. 29/1A1A1A5A1A1A1A1A1A1A, T.S.No.18/2 (as per patta), Block No.28, Ward – F of Pallavaram, Hasthinapuram village within the limit of Pallavaram Municipality, demarcated by its boundaries (latitude and longitude of the end points) 12:94.562.8, 80:14.765.3..to the North...12:94.53.95, 80:14.757..to the South 12:94.54.81, 80:14.766.4...to the East...12:94.55.55, 80:14.7538..to the West of Hasthinapuram Village, Tanbaram Taluk, Kanchipuram District, measuring 445.97sq.mts. land area and building area of 1114.947Sqm as per carpet area statement being developed by M/s Colors Condominium Pvt. Ltd.,

Sir,

I/We R.Bhaskar have undertaken the assignment as Architect/Engineer for certifying the completion of Construction of Building Name "Maple" having Single Block of the Residential Building with Stilt floor + 3 floors (12.0m height) with 09 dwelling units situated on the plot No100 & 101A, Purushothaman Nagar 2nd Main road and Purushothaman Nagar 3rd cross Street, Chromepet, Chennai – 600 044, Comprised in S.No. 29/1A1A1A5A1A1A1A1A1A1A, T.S.No.18/2 (as per patta), Block No.28, Ward – F of Pallavaram, Hasthinapuram village within the limit of Pallavaram Municipality measuring 445.97sq.mts. land area and building area of 1114.947Sqm as per carpet area statement being developed by M/s Colors Condominium Pvt. Ltd.,

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

(i) M/s/Thiru/Tmt.R.Bhaskar as Architect/Engineer

(ii) M/s/Thiru/Tmt. Mr.S.Soundrapandian as Structural Consultant

5

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

I/We S.Soundrapandian have undertaken assignment as Structural Engineer for the detailed design and construction of of Building Name "Maple" having Single Block of the Residential Building with Stilt floor + 3 floors (12.0m-height) with 09 dwelling units situated on the plot No100 & 101A, Purushothaman Nagar 2nd Main road and Purushothaman Nagar 3rd cross Street, Chromepet, Chennai – 600 044, Comprised in S.No. 29/1A1A1A5A1A1A1A1A1A1A, T.S.No.18/2 (as per patta), Block No.28, Ward – F of Pallavaram, Hasthinapuram village within the limit of Pallavaram Municipality, 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.

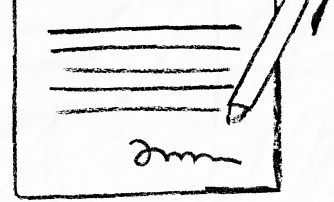
Yours faithfully,



Signature, Name and seal

of the Registered Structural Engineer

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/19/03/028)
36, Suppa Colony, Guindy, Ch-32. 9952046424



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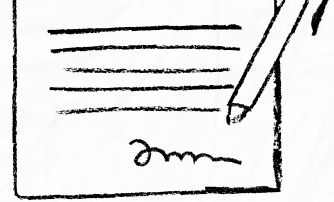
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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