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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Bhaggyam Constructions Pvt. Ltd.
Project Name	:	Bhaggyam Athulya
Project Registration No.	:	TN/29/Building/0293/2022
Project Registration Date	:	04.08.2022
Project Completion Date	:	28.06.2023
Quarter Ending	:	(March) Year 2025

RERA Separate Bank A/c Details

Bank Name	:	State Bank of India
Bank Branch	:	Small and Medium Enterprises
Bank A/c No.	:	41029361867

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	1,57,74,95,876
Amount withdrawn from the RERA A/c from the date of opening	:	1,57,74,90,968
Bank statement for the last one year 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	130	19050
	b) UDS Registered	128	18746

For Bhaggyam Constructions Pvt Ltd



Director

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A101	Yes	Yes
2.	A102	Yes	Yes
3.	A103	Yes	Yes
4.	A104	Yes	Yes
5.	A201	Yes	No
6.	A202	Yes	Yes
7.	A203	Yes	Yes
8.	A204	Yes	Yes
9.	A301	Yes	Yes
10.	A302	Yes	Yes
11.	A303	Yes	Yes
12.	A404	Yes	Yes
13.	A401	Yes	Yes
14.	A402	Yes	Yes
15.	A403	Yes	Yes
16.	A404	Yes	Yes
17.	A501	Yes	Yes
18.	A502	Yes	Yes
19.	A503	Yes	Yes
20.	A504	Yes	Yes
21.	B101	Yes	Yes
22.	B102	Yes	Yes
23.	B201	Yes	Yes
24.	B202	Yes	Yes
25.	B301	Yes	Yes
26.	B302	Yes	Yes
27.	B401	Yes	Yes

For Bhagyan Construction Pvt Ltd

VR Director

28.	B402	Yes	Yes
29.	B501	Yes	Yes
30.	B502	Yes	Yes
31.	C101	Yes	Yes
32.	C102	Yes	No
33.	C103	Yes	Yes
34.	C104	Yes	Yes
35.	C201	Yes	Yes
36.	C202	Yes	Yes
37.	C203	Yes	Yes
38.	C204	Yes	Yes
39.	C301	Yes	Yes
40.	C302	Yes	Yes
41.	C303	Yes	Yes
42.	C404	Yes	Yes
43.	C401	Yes	Yes
44.	C402	Yes	Yes
45.	C403	Yes	Yes
46.	C404	Yes	Yes
47.	C501	Yes	Yes
48.	C502	Yes	Yes
49.	C503	Yes	Yes
50.	C504	Yes	Yes
51.	D101	Yes	Yes
52.	D102	Yes	Yes
53.	D103	Yes	Yes
54.	D104	Yes	Yes
55.	D201	Yes	Yes
56.	D202	Yes	Yes

For Bhaggyam Vestructions Pvt Ltd

U R K

Director

57.	D203	Yes	Yes
58.	D204	Yes	Yes
59.	D301	Yes	Yes
60.	D302	Yes	Yes
61.	D303	Yes	Yes
62.	D404	Yes	Yes
63.	D401	Yes	Yes
64.	D402	Yes	Yes
65.	D403	Yes	Yes
66.	D404	Yes	Yes
67.	D501	Yes	Yes
68.	B502	Yes	Yes
69.	D503	Yes	Yes
70.	D504	Yes	Yes
71.	E101	Yes	Yes
72.	E102	Yes	Yes
73.	E103	Yes	Yes
74.	E104	Yes	Yes
75.	E201	Yes	Yes
76.	E202	Yes	Yes
77.	E203	Yes	Yes
78.	E204	Yes	Yes
79.	E301	Yes	Yes
80.	E302	Yes	Yes
81.	E303	Yes	Yes
82.	E404	Yes	Yes
83.	E401	Yes	Yes
84.	E402	Yes	Yes
85.	E403	Yes	Yes
86.	E404	Yes	Yes

For Bhaggyam Constructions Pvt. Ltd.

[Signature]

Director

87.	E501	Yes	Yes
88.	E502	Yes	Yes
89.	E503	Yes	Yes
90.	E504	Yes	Yes
91.	F101	Yes	Yes
92.	F102	Yes	Yes
93.	F103	Yes	Yes
94.	F104	Yes	Yes
95.	F201	Yes	Yes
96.	F202	Yes	Yes
97.	F203	Yes	Yes
98.	F204	Yes	Yes
99.	F301	Yes	Yes
100.	F302	Yes	Yes
101.	F303	Yes	Yes
102.	F404	Yes	Yes
103.	F401	Yes	Yes
104.	F402	Yes	Yes
105.	F403	Yes	Yes
106.	F404	Yes	Yes
107.	F501	Yes	Yes
108.	F502	Yes	Yes
109.	F503	Yes	Yes
110.	F504	Yes	Yes
111.	G101	Yes	Yes
112.	G102	Yes	Yes
113.	G103	Yes	Yes
114.	G104	Yes	Yes
115.	G201	Yes	Yes
116.	G202	Yes	Yes

For Bhaggyam Constructions Pvt. Ltd



Director

117.	G203	Yes	Yes
118.	G204	Yes	Yes
119.	G301	Yes	Yes
120.	G302	Yes	Yes
121.	G303	Yes	Yes
122.	G404	Yes	Yes
123.	G401	Yes	Yes
124.	G402	Yes	Yes
125.	G403	Yes	Yes
126.	G404	Yes	Yes
127.	G501	Yes	Yes
128.	G502	Yes	Yes
129.	G503	Yes	Yes
130.	G504	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 10,062.61 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

VR 
Director



29 January 2025

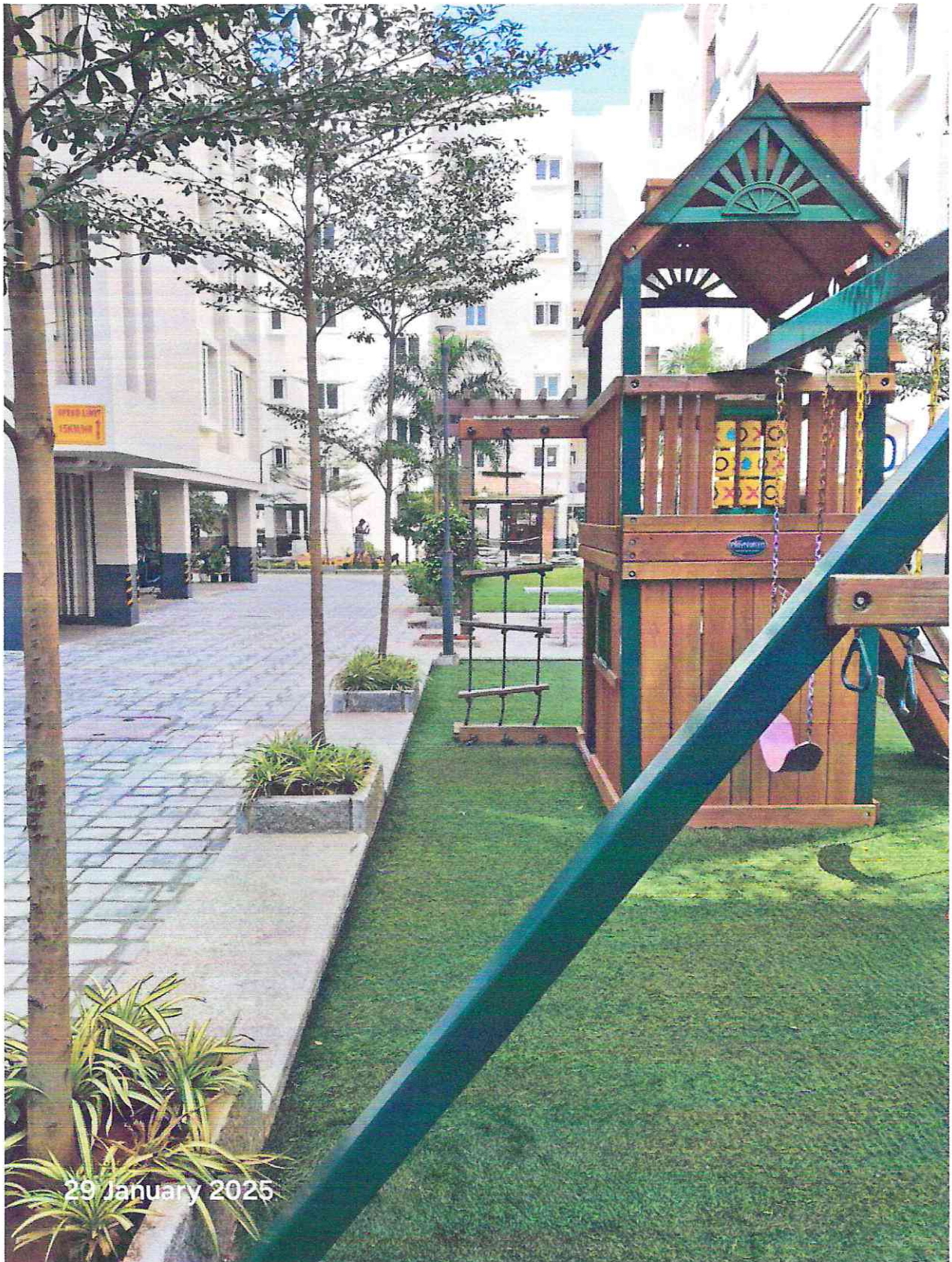




29 January 2025



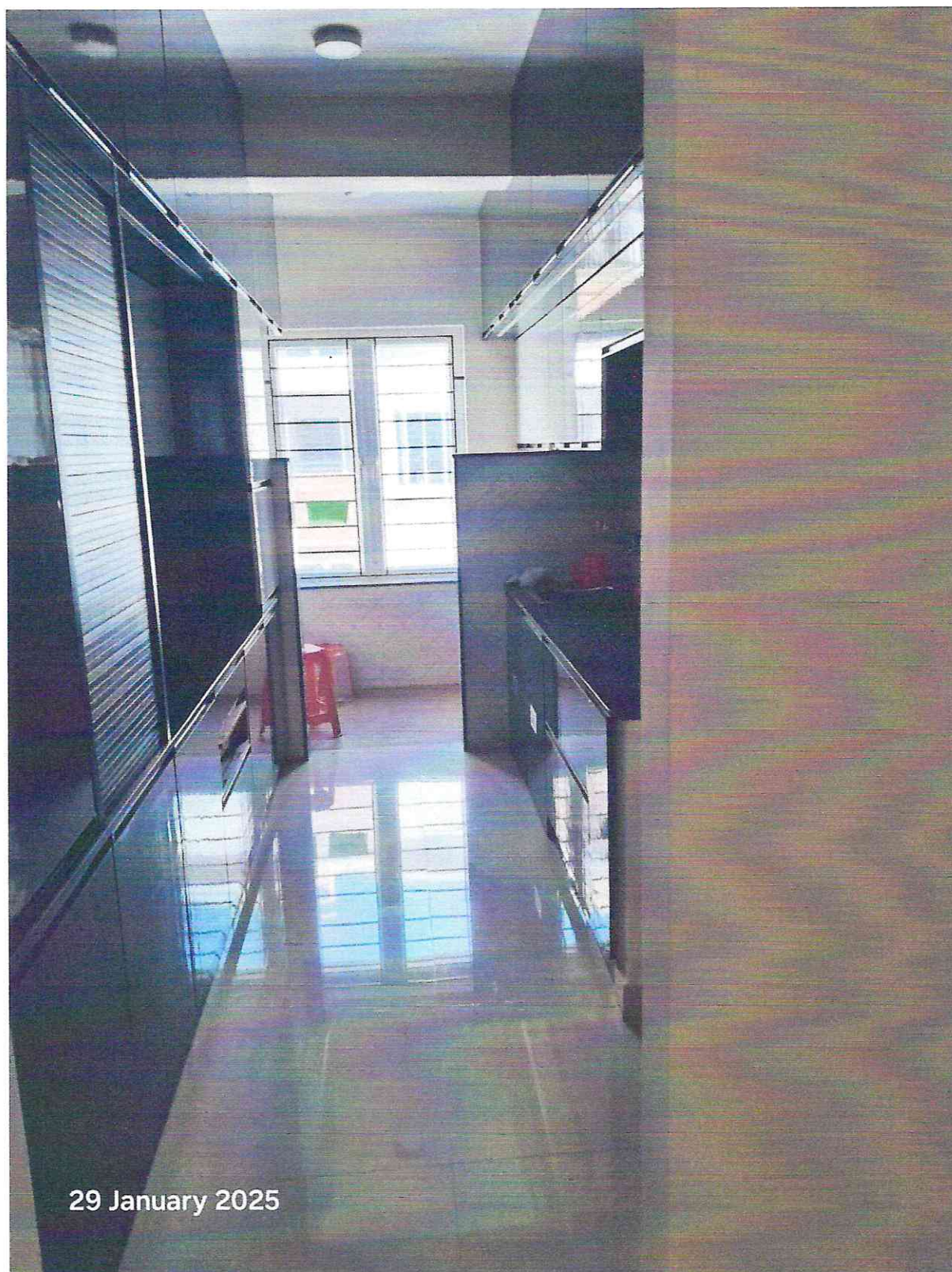






29 January 2025

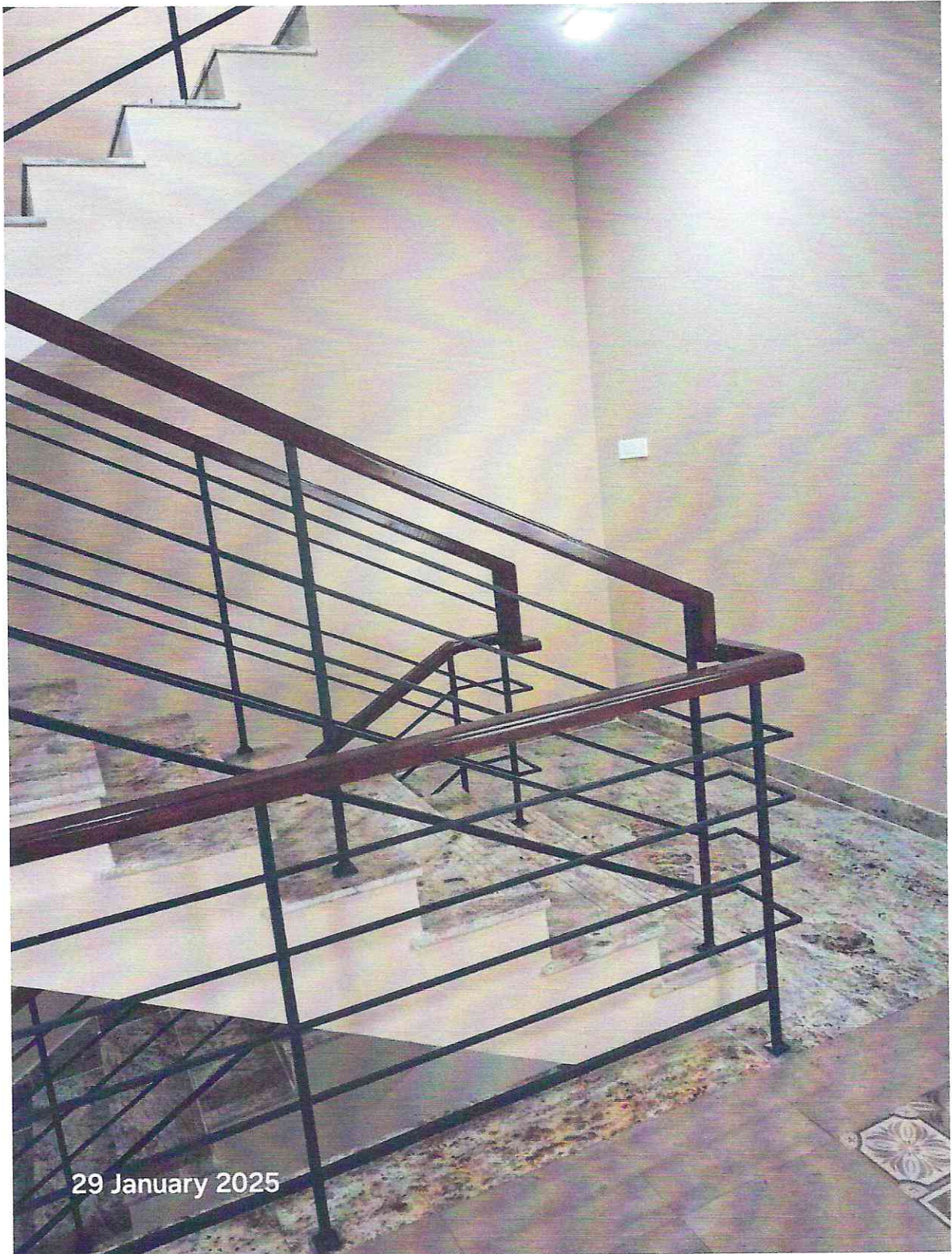








29 January 2025



**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/S/0217/2023**Dated: 28.06.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 130 Dwelling Units in the premises abutting Rajiv Gandhi Salai (OMR) & Anna Street, Sholinganallur, Chennai – 600 119 comprised in S.Nos.479/1D1A, 1D2 & 2 and 485/3A1 of Sholinganallur 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 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission accorded vide No.PP/NHRB/156/2022/A to F dated 27.05.2022 Permit No.14833 in letter No. CMDA/PP/NHRB/S(B2)/0716/2021 dated 27.05.2022.
3. Completion Certificate Application received from M/s.Bhaggyam Constructions Pvt. Ltd., Represented by its Director Thiru.V.Ramasamy on 15.05.2023.
4. This office DC Advice letter even No. dated 19.06.2023.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023669 dated 22.06.2023.

This is to certify that M/s.Bhaggyam Constructions Pvt. Ltd., Represented by its Director Thiru.V.Ramasamy has Completed Construction of Stilt Floor + 5 Floors Residential Building with 130 Dwelling Units in the premises abutting Rajiv Gandhi Salai (OMR) & Anna Street, Sholinganallur, Chennai – 600 119 comprised in S.Nos.479/1D1A, 1D2 & 2 and 485/3A1 of Sholinganallur village within the limit of Greater Chennai Corporation vide CMDA Planning Permission 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 prescribed in Annexure XXIII of TNCDBR, 2019.

(p.t.o.)

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/211/2023 dated 28.06.2023.

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.12).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. Bhaggyam Constructions Pvt. Ltd.,
Represented by Thiru.V.Ramasamy,
Door No.2, Sarangapani Street,
T.Nagar, Chennai – 600 017.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/11262/2022 dated 04.08.2022
with Registration No.
TN/29/Building/0293/2022 and its
Project name "Bhaggyam Athulya" valid
till January 2025)
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for
Building, STP and Display Board)
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

- (i) The Proforma on Affidavit for loss of Original Receipt of SD executed by the applicant M/s.Bhaggyam Constructions Pvt. Ltd., in Rs.20/- stamp paper duly notarized is furnished instead of surrendering the Original Cash Receipt for the Security Deposit for refund.
- (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.

FORM-4A
ARCHITECT'S CERTIFICATE

Date: 31.03.2025

To
Bhaggyam Constructions Pvt. Ltd,
Represented by its Managing Director V. Ramaswami
No 2, Sarangapani Street,
T.Nagar, Chennai 600 017.

Subject: Certificate of Completion of Construction Work of the Project BHAGGYAM ATHULYA (TNRERA Registration number TN/29/Building/0293/2022 dated 04.08.2022) building comprised of Stilt + 5 floors situated in the Rajiv Gandhi Salai (OMR) & Anna street, Shollinganallur, Chennai comprised in S.Nos. 479/1D1A, 479/1D2, 479/2 & 485/3A1 of Shollinganallur village within the limit of Greater Chennai Corporation., demarcated by its boundaries (Location of Site: Latitude-12°54'15.53"N; Longitude-80°13'42.22"E) measuring 8635.52 sq.mts. area being developed by Bhaggyam Constructions Pvt. Ltd.

Sir,

I Thiru. S.Rethinasamy Reg No: RA/Gr.I/19/06/1215 as Engineer have undertaken assignment as architect of certifying completion of Construction Work of BHAGGYAM ATHULYA building comprised of Stilt + 5 floors situated in the Rajiv Gandhi Salai (OMR) & Anna street, Shollinganallur, Chennai comprised in S.Nos. 479/1D1A, 479/1D2, 479/2 & 485/3A1 of Shollinganallur village within the limit of Greater Chennai Corporation., demarcated by its boundaries (Location of Site: Latitude-12°54'15.53"N; Longitude-80°13'42.22"E) measuring 8635.52 sq.mts. area being developed by Bhaggyam Constructions Pvt. Ltd.

Following technical professionals are appointed by Bhaggyam Constructions Pvt. Ltd.

- (i) M/s/Thiru/Tmt. S.Rethinasamy Reg No: RA/Gr.I/19/06/1215 as Architect/Engineer
- (ii) M/s/Thiru/Tmt. J.Prabhakaran Reg No: SE/GR-I/2020/03/263 as Structural Consultant
- (iii) M/s/Thiru/Tmt. A.Pazhanivelan Reg No: CE/2020/02/768 as Site Supervisor/Clerk of Works

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that of BHAGGYAM ATHULYA situated in the Rajiv Gandhi Salai (OMR) & Anna street, Shollinganallur, Chennai 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 BHAGGYAM ATHULYA is granted completion certificate bearing number CMDA/CC/NHRB/S/0217/2023. Dated 28.06.2023 by Chennai Metropolitan Development Authority.

Yours Faithfully,

S. Rethinasamy
S. RETHINASAMY, B.E. CIVIL,
Registered Engineer Grade I
CMDA Reg No.: RE/GR-I/19/06/215
GCC No: RE101342019
142/1, K.K.P. Salai, Om Sakthi Nagar,
Valasaravakkam, Chennai - 600 087.
Email: s.rethinasamy@gmail.com
Mob: 9940153012

J.PRABAKARAN,M.E

STRUCTURAL ENGINEER
No. 1/4, PIDARIAMMAN KOIL ST
UTHANDI,
CHENNAI-600119

prabakaran_j@yahoo.co.in

Mobile: 9841757884

31.03.2025

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY

I Thiru. J.Prabhakaran Reg No: SE/GR-I/2020/03/263 as Structural Consultant have undertaken assignment as Structural Engineer for the detailed design and construction of the BHAGGYAM ATHULYA building comprised of Stilt + 5 floors situated in the Rajiv Gandhi Salai (OMR) & Anna street, Shollinganallur, Chennai comprised in S.Nos. 479/1D1A, 479/1D2, 479/2 & 485/3A1 of Shollinganallur village within the limit of Greater Chennai Corporation.

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.

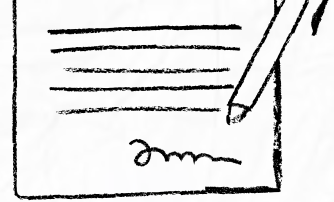
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and seal
of the Registered Structural Engineer

J. Prabhakaran.

J. PRABAKARAN, M.E.,
Structural Engineer
CMDA REG. No: SE/GR-I/2020/03/263
GCC REG No : RSE 101182020
No:1/4, Pidariamman Kovil Street,
Uthandi, Chennai - 600 119.
Mail : prabakaran_j@yahoo.co.in
Mobile : 9841757884



our services doesn't just end there



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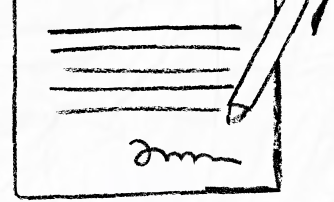
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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Chennai, India

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