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Project - Quarterly Progress Report

Promoter's Name	:	M/s. THE NEST
Project Name	:	NEST NOBEE
Project Registration No	:	TN/01/Building/0342/2022
Quarter Ending	:	SEPTEMBER - 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	25	2673.26 Sq.m.
2.	Parking Lots	23	-
3.	UDS Registered in Sq.m.	25	910.72 Sq.m

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Completed	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	13.70 Cr

C. Details of Clearances

1. Completion Certificate No.CMDA/CC/NHRB/S/0163/2023 – Copy enclosed.
2. Annual Audit Report of Special Account in Form 7 (in PDF Format) - Not Applicable

D. Latest Photo with Date (Atleast from 2 angles)- Enclosed (in PDF Format)

A

PROJECT - QUARTERLY PROGRESS REPORT

Promoter's Name	:	M/s. THE NEST
Project Name	:	NEST NOBLE
Project Registration No	:	TN/01/Building/0342/2022
Quarter Ending	:	SEPTEMBER 2023

PHOTOS TAKEN ON 30.09.2023





NEST NOBLE – COMPLETION PHOTOGRAPHS (OUTER VIEW)





NEST NOBLE – COMPLETION PHOTOGRAPHS (INNER VIEW)



35

NEST NOBLE – COMPLETION PHOTOGRAPHS (INNER VIEW)





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 Commissioner,
Tambaram City Municipal Corporation,
West Tambaram, Chennai-600 045.

Letter No. CMDA/CC/NHRB/S/0163/2023

Dated:05.06.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building (18.30 m) with 25 Dwelling Units (Affordable Housing) at Plot No.67, 68, 69 & 70, Shanthi Nikethan 3rd Street & Sri Dhenukambal Nagar 2nd Street, Madambakkam, Chennai comprised in S.No.731/2 & 731/3 of Madambakkam Village, within the Limits of Tambaram Corporation – Applied for Completion Certificate – 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 vide No.PP/NHRB/166/2022/A&B, dated 07.06.2022 in Planning Permit No.14843 in letter No. PP/NHRB/S(B1)/0210/ 2022 dated 07.06.2022.
 3. Completion Certificate Application received from M/s.The Nest, Represented by Managing Partner Thiu.M.Shanker Ganesh., on 11.04.2023.
 4. This office D.C.Letter even No. dated 23.05.2023.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023523 dated 26.05.2023.

This is to certify that M/s.The Nest, Represented by Managing Partner Thiu.M.Shanker Ganesh has Construction of Stilt Floor + 5 Floors Residential Building (18.30 m) with 25 Dwelling Units (Affordable Housing) at Plot No.67, 68, 69 & 70, Shanthi Nikethan 3rd Street & Sri Dhenukambal Nagar 2nd Street, Madambakkam, Chennai comprised in S.No.731/2 & 731/3 of Madambakkam Village, within the Limits of Tambaram 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 180 /2023 dated 05.06.2023.

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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

 05/06/2023

for MEMBER-SECRETARY

Copy to:

1. M/s.The Nest, Represented by Managing Partner Thiru.M.Shanker Ganesh, New No.15, Old No.6, Kamaraj Nagar 4th Street, Chennai-600 028.
2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA Project Registration Certificate No. TN/01/Building/0342 /2022, dt.13.09.2022 with the project name "Nest Noble" valid till March 2024)
3. The Deputy Financial Analyst Finance Division, CMDA. (For Refund of Security Deposit for Building, Display Board and Septic Tank)
4. The System Analyst, Computer Cell, CMDA (to update Webpage). For Web-hosting

Note:

- (i) The Original Cash Receipt No.CMDA/PP/Ch/7437/2022, dt.06.05.2022 for the payment of 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.

15

FORM - 4

ARCHITECT'S CERTIFICATE

Date : 20.10.2023

To,

M/s. THE NEST.,
Rep.by its Managing Partner Mr.M.Shanker Ganesh,
New No.15, Old No.6,
Kamarajar Nagar 4th Street,
Choolaimedu, Chennai – 600 094.,

Subject : Certificate of Completion of Construction Work at NEST NOBLE Building, 1 Block of the Building of the Project (TNRERA Registration Number TN/01/Building/0342/2022) Situated at Plot Nos.67, 68, 69 & 70, Comprised in S.Nos.731/2 and 731/3, "SRI DHENUKAMBAL NAGAR", Dhenukambal Nagar 2nd Street, Madambakkam Village, Tambaram Taluk, Chengalpet District, demarcated by its boundaries (Latitude and Longitude of the end points) to the North to the South 12°- 90' to the East to the West 80° – 15' measuring 910.72 Sq.mts area being developed by M/s. THE NEST.,

Sir,

I, P.Elankani, has undertaken assignment as Architect of certifying completion of Construction Work of NEST NOBLE Building, 1 Block of the Building situated at Plot Nos.67, 68, 69 & 70, Comprised in S.Nos.731/2 and 731/3, "SRI DHENUKAMBAL NAGAR", Dhenukambal Nagar 2nd Street, Madambakkam Village, Tambaram Taluk, Chengalpet District, measuring 910.72 Sq.mts area being developed by M/s. THE NEST.,

2. Following technical professionals are appointed by Promoter

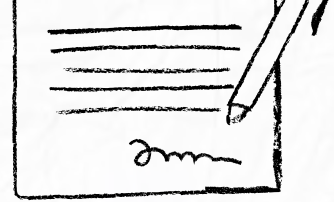
- (i) Mrs.P.ELANKANI as Architect
- (ii) Mr.B.SRINIVASAN as Structural Consultant
- (iii) Mr.M.MURUGAN as Project Head
- (iv) Mr.N.VELMANI as Site Supervisor

P. Elankani
P. Elankani, B.Arch., Asst.,
Registered Architect Grade-II (RA)
RA/Gr.II/19/05/010
No.400, East Street, Mukulam,
Sathanur Karuvakurichi, Thiruvavur,
Mannarkudi - 604018.
Mobile: 9860158393
E-mail: architect@nestbuilders.in

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that NEST NOBLE Building, 1 Block of the building has been completed in all aspects. The NEST NOBLE Building, 1 Block of the Building is granted Completion Certificate bearing No.CMDA/CC/NHRB/S/0163/2023, dated 05.06.2023 issued by Chennai Metropolitan Development Authority.

Yours Faithfully


P. Elankani, D.Arch., Asst.,
Registered Architect Grade-II (RA)
RA/Gr.II/19/05/010
No.400, East Street, Mukulam,
Sathanur Karuvakurichi, Thiruvavur,
Mannarkudi-614018.
Mobile: 9500158393
E-mail: architect@nestbuilders.in



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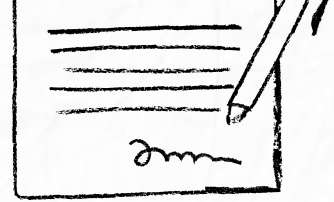
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Vastu & Property Management Tools

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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