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## Project - Quarterly Progress Report

|                         |   |                                      |
|-------------------------|---|--------------------------------------|
| Promoter's Name         | : | M/s. NEST ZONE INDIA PRIVATE LIMITED |
| Project Name            | : | NEST ICON                            |
| Project Registration No | : | TN/29/Building/344/2022 *            |
| Quarter Ending          | : | SEPTEMBER - 2023                     |



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### 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                                       | 2485.14 Sq.m |
| 2.      | Parking Lots                                                                       | 20                                       | -            |
| 3.      | UDS Registered in Sq.m.                                                            | 25                                       | 831.57 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) | 13.17 Cr   |

### C. Details of Clearances

1. Completion Certificate No.CMDA/CC/NHRB/S/0192/2023 – 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)

**PROJECT - QUARTERLY PROGRESS REPORT**

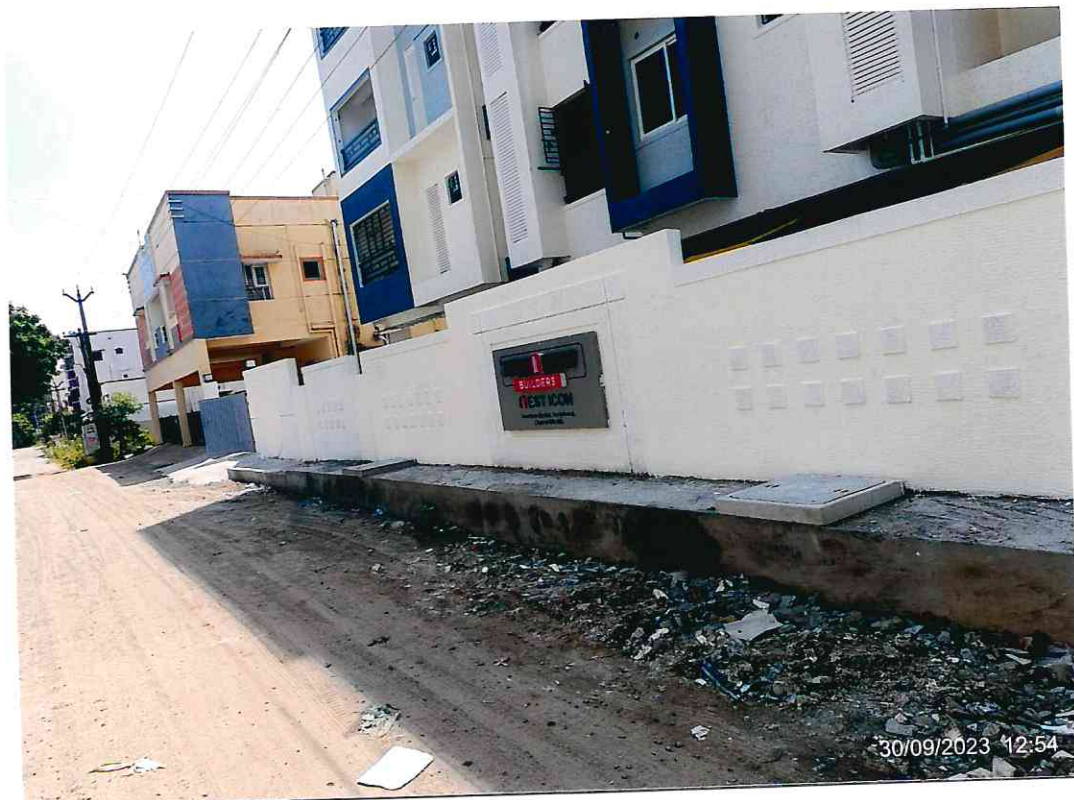
45

|                         |   |                                      |
|-------------------------|---|--------------------------------------|
| Promoter's Name         | : | M/s. NEST ZONE INDIA PRIVATE LIMITED |
| Project Name            | : | NEST ICON                            |
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| Quarter Ending          | : | SEPTEMBER 2023                       |

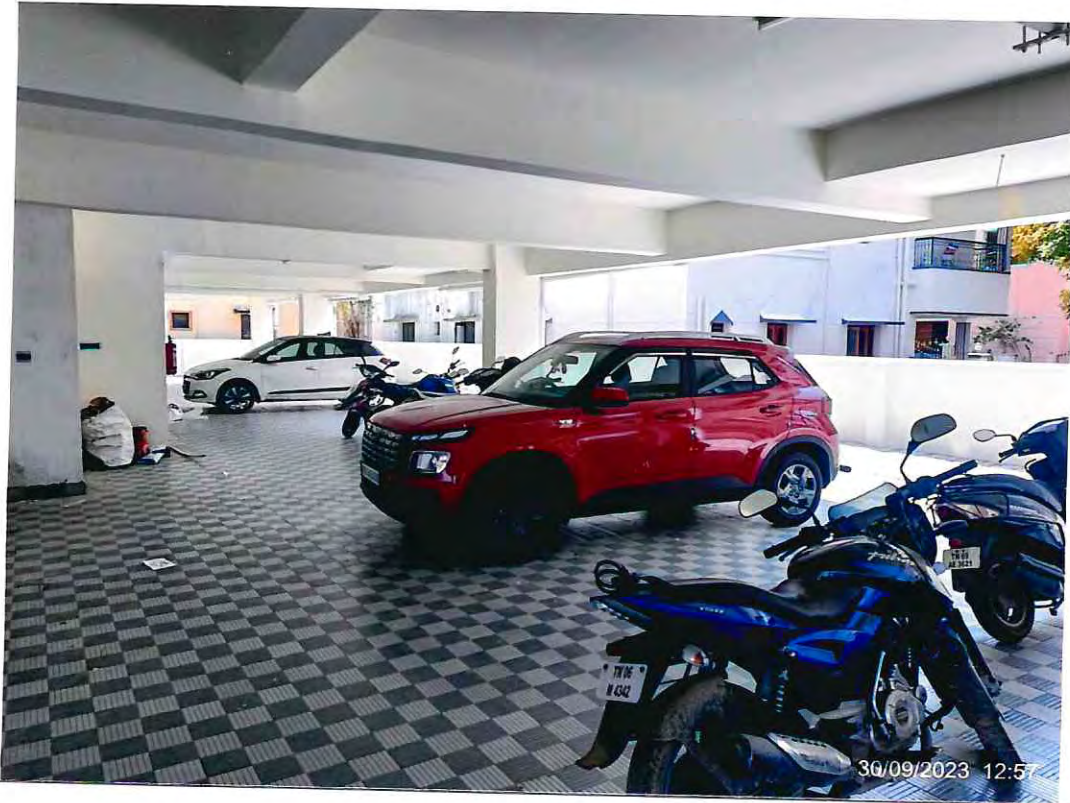
**PHOTOS TAKEN ON 30.09.2023**



NEST ICON – COMPLETION PHOTOGRAPHS (OUTER VIEW)



NEST ICON – COMPLETION PHOTOGRAPHS (INNER VIEW)



NEST ICON – COMPLETION PHOTOGRAPHS (OUTER 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 ,  
St.Thomas Mount Panchayat Union  
Chitlapakkam, Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0192/2023

Dated:02.06.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors with 18.30 m height Residential Building with (Affordable Housing) 25 Dwelling Units at Plot No.K1, K2, K3 & K4, First Street, Ishwaryam Garden Extension, Vengaivasal, Chennai comprised in Old S.No.13/2, New S.No.13/5B of Vengaivasal Village, within the Limits of St.Thomas Mount Panchayat Union – 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.OL-PP/NHRB/0005/2022, dated 23.06.2022 in Planning Permit No.OL-00005 in letter No.CMDA/PP/NHRB/S/0285/ 2022 dated 23.06.2022.
  3. Completion Certificate Application received from Nest Zone India Private Limited., on 04.05.2023.
  4. This office D.C.Letter even No. dated 24.05.2023.
  5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023524 dated 26.05.2023.

\*\*\*\*\*

This is to certify Nest Zone India Private Limited has Completed Construction of Stilt Floor + 5 Floors with 18.30 m height Residential Building with (Affordable Housing) 25 Dwelling Units at Plot No.K1, K2, K3 & K4, First Street, Ishwaryam Garden Extension, Vengaivasal, Chennai comprised in Old S.No.13/2, New S.No.13/5B of Vengaivasal Village, within the Limits of St.Thomas Mount Panchayat Union for which Planning Permission was accorded in the reference 2<sup>nd</sup> 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 Rule 20 (6) Annexure XXIII of TNCDDBR, 2019.

Contd.,

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2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 176 /2023 dated 02.06.2023.

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 1<sup>st</sup> cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

 02/06/2023

for MEMBER-SECRETARY  
AJ  
21/6/2023

Copy to:

1. Nest Zone India Private Limited,  
New No.15, Old No.6,  
Kamaraj Nagar 4<sup>th</sup> Street.,  
Choolaimedu,  
Chennai - 600 094.
2. The Chairperson,  
TNRERA,  
CMDA Tower-II, 1<sup>st</sup> Floor, Egmore,  
Chennai - 600 008. (TNRERA Project Registration  
Certificate of No.TN/29/Building/  
0344/2022 dt.14.09.2022)
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).

Note:

- (i) The Original Cash Receipt No.CMDA/PP/Ch/7862/2022, dated 21.06.2022 for the payment of the Security Deposit has been surrendered for refund by the applicant.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

## FORM - 4

## ARCHITECT'S CERTIFICATE

Date : 20.10.2023

To,

M/s. NEST ZONE INDIA PRIVATE LIMITED.,  
Rep.by its Managing Director Mr.M.Shanker Ganesh,  
New No.15, Old No.6,  
Kamarajar Nagar 4<sup>th</sup> Street,  
Choolaimedu, Chennai – 600 094.,

Subject : Certificate of Completion of Construction Work at NEST ICON Building, 1 Block of the Building of the Project (TNRERA Registration Number TN/29/Building/344/2022) Situated at Plot Nos.K1, K2, K3 and K4, Comprised in Old S.No.13/2, New S.No.13/15B, in the layout named Ishwaryam Garden, Vengaivasal Village, Tambaram Taluk, Chengalpet District demarcated by its boundaries (Latitude and Longitude of the end points) to the North to the South 12° 91'07.10" to the East to the West 80° 18' 52.55" measuring 831.57 Sq.mts area being developed by M/s. NEST ZONE INDIA PRIVATE LIMITED.

Sir,

I, P.Elankani, has undertaken assignment as Architect of certifying completion of Construction Work of NEST ICON Building, 1 Block of the Building situated at Plot Nos.K1, K2, K3 and K4, Comprised in Old S.No.13/2, New S.No.13/15B, in the layout named Ishwaryam Garden, Vengaivasal Village, Tambaram Taluk, Chengalpet District measuring 831.57 Sq.mts area being developed by M/s. NEST ZONE INDIA PRIVATE LIMITED.

2. Following technical professionals are appointed by Promoter

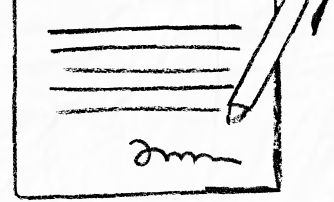
- (i) Mrs.P.ELANKANI as Architect
- (ii) Mr.B.SRINIVASAN as Structural Consultant
- (iii) Mr.M.MURUGAN as Project Head
- (iv) Mr.N.VELMANI as Site Supervisor

  
**P. Elankani** D.Arch., Asst.,  
Registered Architect Grade-II (RA)  
RA/Gr.II/19/05/010  
No.400, East Street, Mukulam,  
Sathanur Karuvakurichi, Thiruvavur,  
Tamil Nadu - 626 001  
Mobile: 9306158393  
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 ICON Building, 1 Block of the building has been completed in all aspects. NEST ICON Building, 1 Block of the Building is granted Completion Certificate bearing No.CMDA/CC/NHRB/S/0192/2023, dated 02.06.2023 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, Madhavaram,  
Sathanur Karuvakurichi, T. Nagar, Chennai-600031  
Mannarkudi-614011  
Mobile: 9500158343  
E-mail: architect@nestbuilders.in



our services doesn't just end there



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



### **Legal & Documentation Services**

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



### **Property Development & Approvals**

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



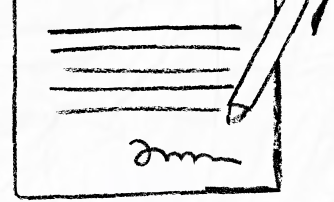
### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

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



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



### **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

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OMR Thoraipakkam,  
Chennai, India

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