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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	ETICA DEVELOPERS PRIVATE LIMITED
Project Name	:	ETICA BEACH COURT
Project Registration No.	:	TN/29/Building/0382/2022
Project Registration Date	:	29/09/2022
Project Completion Date	:	15/17/2024
Quarter Ending	:	December Year 2024

RERA Separate Bank A/c Details

Bank Name	:	AXIS BANK LTD
Bank Branch	:	KILPAUK
Bank A/c No.	:	922020036457718



Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	135252927
Amount withdrawn from the RERA A/c from the date of opening	:	134839770
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 upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	10	1949.13
	b) UDS Registered	10	691.19

For ETICA DEVELOPERS PVT. LTD.

Authorised Signatory

2. Furnish the details Flat-wise

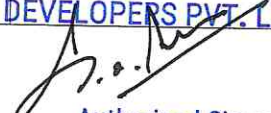
Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1A	Yes	Yes
2.	1B	Yes	Yes
3.	2A	Yes	Yes
4.	2B	Yes	Yes
5.	3A	Yes	Yes
6	3B	Yes	Yes
7	4A	Yes	Yes
8	4B	Yes	Yes
9	5A	Yes	Yes
10	5B	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	SINGLE BLOCK	100% 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	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.8.65 Crores
2.	Percentage of completion of Common Amenities i) Physical	Not Applicable

For ETICA DEVELOPERS PVT. LTD.


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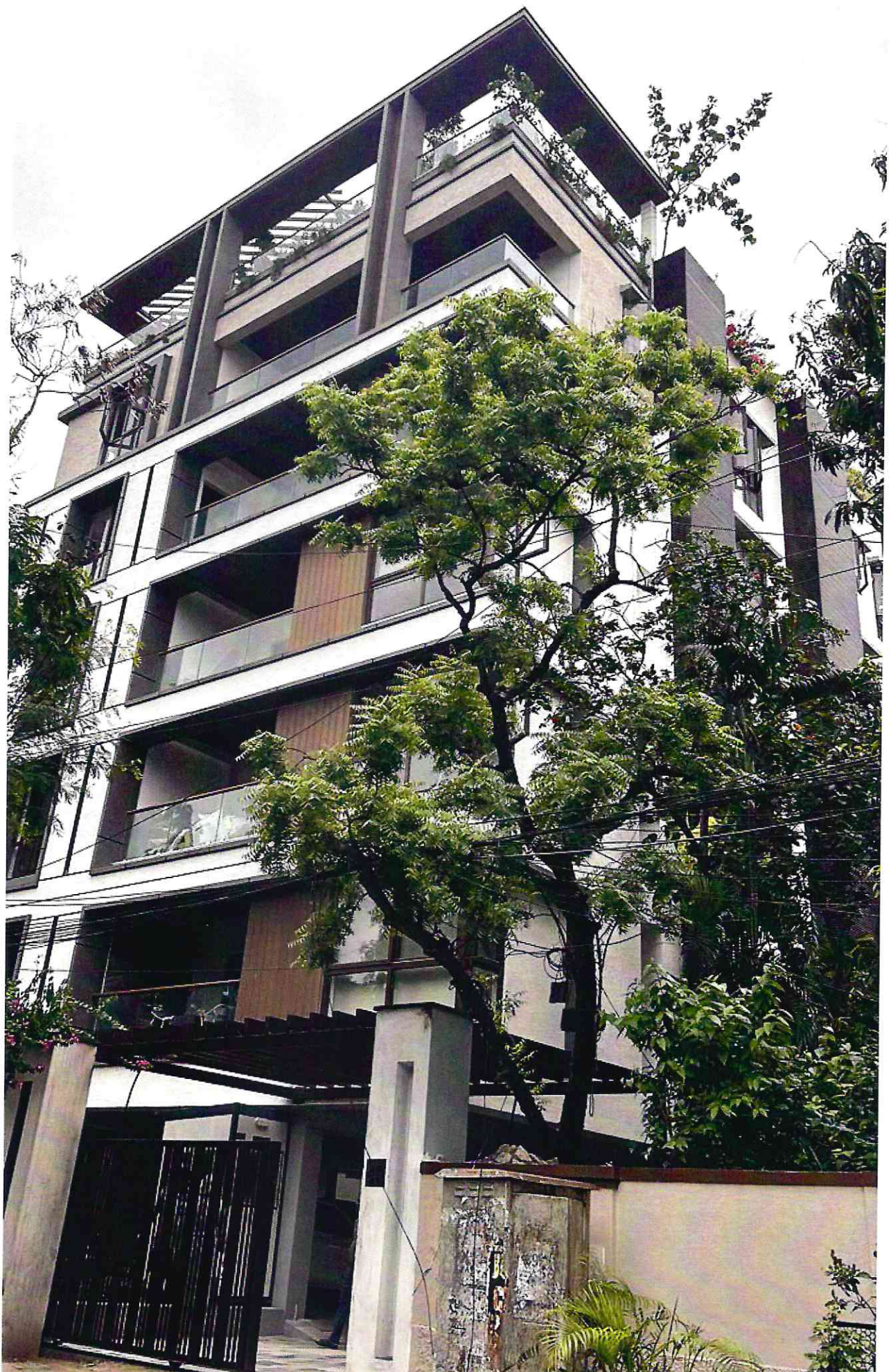
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable
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C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) Attached (in PDF Format)

For ETICA DEVELOPERS PVT. LTD.


Authorised Signatory





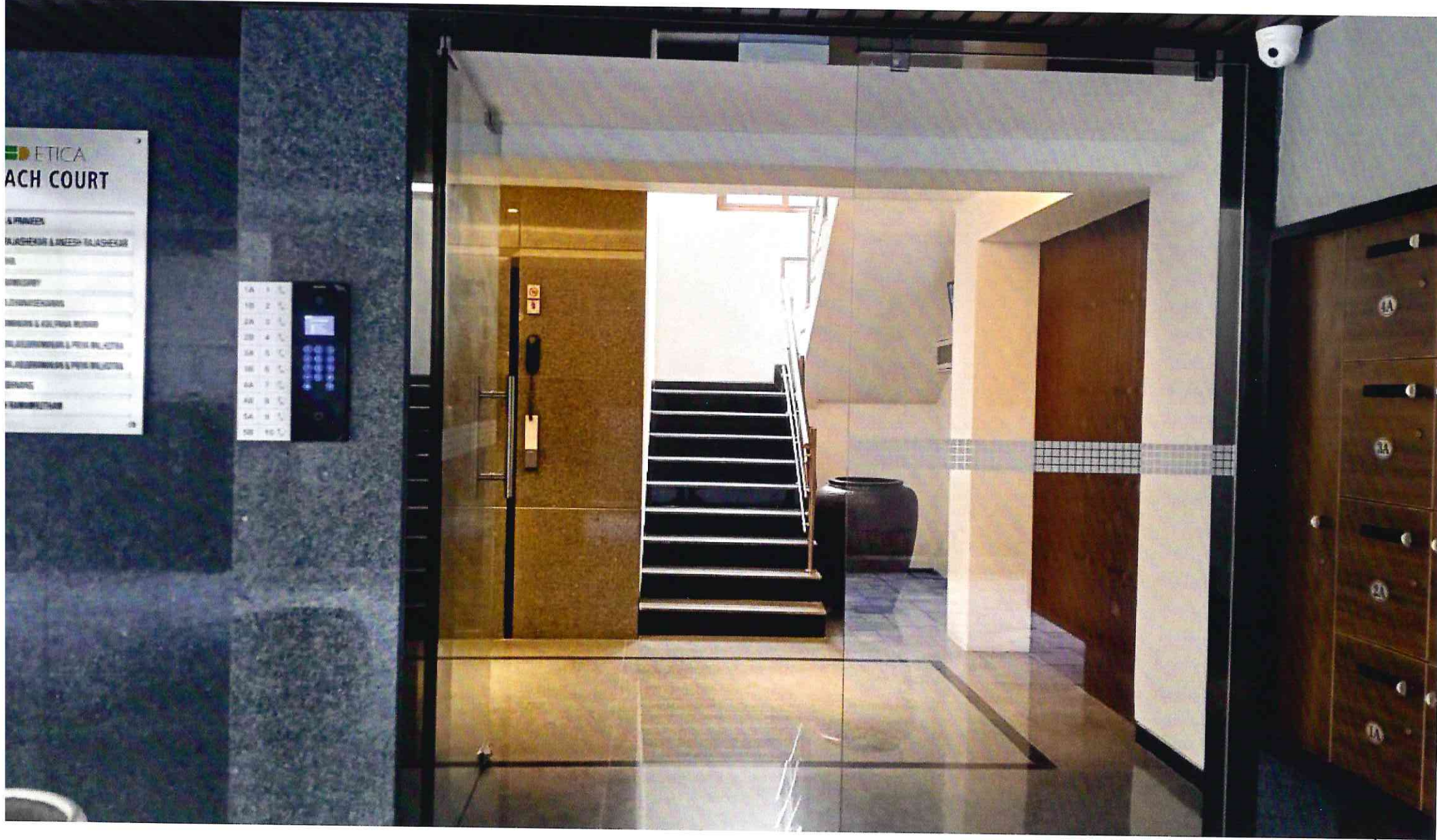


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ETICA
ACH COURT

& PRAVEEN
RANDESH & ANEESH RAJAGOPAL
RIL
SINGH & KULPAAL KUMAR
RAJAGOPAL & PRADEEP RAJAGOPAL
RAJAGOPAL & PRADEEP RAJAGOPAL
SINGH
PRANAV RAJAGOPAL

1A	1	1	1
1B	2	1	1
2A	3	1	1
2B	4	1	1
3A	5	1	1
3B	6	1	1
4A	7	1	1
4B	8	1	1
5A	9	1	1
5B	10	1	1



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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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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.1, Pumping Station Road
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0171/2024

Dated: 15.07.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 D/U availing Premium FSI at Plot No.47, Door No.35, Arundale Beach Road, Kalashekthra Colony, Besant Nagar, Chennai – 600 090 comprised in old S.No.166/3 (part), T.S.No.51, Block No.56 of Thiruvannmiyur 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 No. OL-PP/NHRB/0011/2022 dated 08.08.2022 Permit No. OL-00011 in letter No.PP/NHRB/S/0294/2022 dated 08.08.2022.
 3. TNRERA letter No. TNRERA/13667/2022 dated 29.09.2022 with Registration No. TN/29/Building/0382/2022 dated 29.09.2022 extending the validity of the Registration till 07.08.2030.
 4. Completion Certificate Application received from M/s.Etica Developers Private Limited, GPA for Tvl.Usha Balakrishnan & 5 Others vide No. CMDA/CC/NHRB/S/0171/2024 dated 24.04.2024.
 5. This office DC Advice letter even No. dated 25.06.2024.
 6. Applicant letter dated 28.06.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0025833 dated 24.06.2024.

This is to certify that M/s.Etica Developers Private Limited, GPA for Tvl.Usha Balakrishnan & 5 Others has completed the construction of Stilt Floor + 5 Floors Residential Building with 10 D/U availing Premium FSI at Plot No.47, Door No.35, Arundale Beach Road, Kalashekthra Colony, Besant Nagar, Chennai – 600 090 comprised in old S.No.166/3 (part), T.S.No.51, Block No.56 of Thiruvannmiyur Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded 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 Rule 20(6) Annexure XXIII of TNCD BR, 2019.

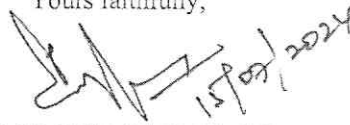
p.t.o.

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/ 250 /2024 dated 15.07.2024.

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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.11).

Yours faithfully,


for MEMBER-SECRETARY
15/07/24

Copy to:

1. M/s.Etica Developers Private Limited,
GPA for Tvl.Usha Balakrishnan & 5 Others,
No.24, Exotica 6th Floor, Venkatnarayana
Road, T.Nagar, Chennai – 600 017.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008. (TNRERA letter No.
TNRERA/13667/2022 dated 29.09.2022
with Registration No.
TN/29/Building/0382/2022 dated
29.09.2022 extending the validity of the
Registration till 07.08.2030)
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 computer generated online Cash Receipt No. CMDA/PP/Ch/8036/2022 dated 21.07.2022 for the Security Deposit in original 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 applicants are to be furnished.

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

Date:22/01/2025

To

ETICA DEVELOPERS PVT LTD
No .24, Exotica Building, 6th Floor,
Venkatnarayana Road, T.Nagar,
Chennai - 600 017.

Subject: Certificate of Completion of Construction Work of ETICA BEACH COURT Building/ 01 Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0382/2022 situated on the Land bearing Survey no.166/3(Part), T.S.No.51/Plot no.47/Door No.35, Arundale Beach Road, Kalashethra Colony, Besant Nagar, Chennai - 600 090 demarcated by its boundaries (latitude and longitude of the end points) 12.9925668 to 80.2661465 the Door No.62 & 64 on the Beach Road North to the South Arundale Beach Road to the East Plot No. 48 and Door No.37 to the West of Division Plot No. 46 Village Thiruvannamiyur Taluk Velachery District Chennai PIN 600 090 measuring 691.19 sq.mts. area being developed by Etica Developers Pvt Ltd.

Sir,

I/We Nataraj and Venkat have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of ETICA BEACH COURT Building/Block/Tower 01 of the Building situated on the plot No./Survey no. 166/3(Part), T.S.No.51/ Door no 35 of Division 56 Village Thiruvannamiyur Taluk Velachery District Chennai PIN 600 090 measuring 691.19 sq.mts. area, being developed by Etica Developers Pvt Ltd.

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

- (i) M/s/Thiru/Tmt. Nataraj and Venkat as Architect/Engineer
- (ii) M/s/Thiru/Tmt. Kannan as Structural Consultant
- (iii) M/s/Thiru/Tmt. Mukund and Associates as MEP Consultant
- (iv) M/s/Thiru/Tmt. as Maruthu Site Supervisor/Clerk of Works

2. 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, I/We hereby certify that ETICA BEACH COURT Building/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 ETICA BEACH COURT Building/ Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/O171/2024 dated 15/07/2024 by CMDA (Competent Authority).

Yours Faithfully,


R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA / 2019 / 110872
CORPORATION REGN. NO. RA003282022
A-302, PELICAN NEST, 48/148, CREEK STREET,
SOWDEESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884022352

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No)



23
C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED
STRUCTURAL ENGINEER
(To be furnished on completion of building)**

I/We C.Kannan have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower **ETICA BEACH COURT** of the building comprising of **05** floors situated in the land bearing Survey Number 166/3(Part), T.S.No.51 / Plot no.47 , Door No.35, Arundale Beach Road, Kalashethra Colony, Besant Nagar, Chennai – 600 090 Thiruvanmiyur Village.

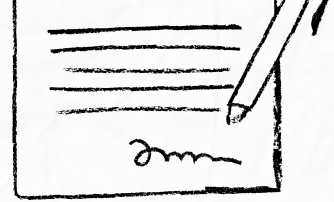
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.
Signature, Name and seal
of the Registered Structural Engineer

Date: 27/11/2024



our services doesn't just end there



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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.



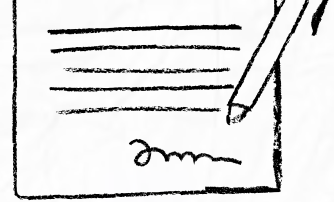
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Compliance & Special Services

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



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with smart tools



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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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