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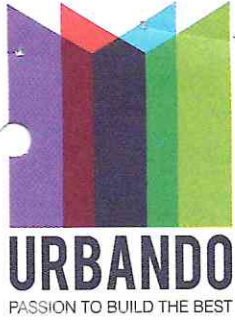
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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	URBANDO DEVELOPERS LLP
Project Name	:	URBANDO GAIETY
Project Registration No.	:	TN/29/BUILDING/440/2022 Dt. 27/10/2022
Project Registration Date	:	27.10.2022
Project Completion Date	:	31.12.2026
Quarter Ending	:	DECEMBER 2024

RERA Separate Bank A/c Details

Bank Name	:	AXIS Bank
Bank Branch	:	Indira Nagar Branch
Bank A/c No.	:	922020050708900

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.623422068/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.623422068/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

For URBANDO DEVELOPERS LLP

Handwritten signature

Handwritten signature
Partners

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	52	6441.17
	b) UDS Registered	52	2192.6

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	103	Yes	Yes
2.	104	Yes	Yes
3.	105	Yes	Yes
4.	106	Yes	Yes
5.	107	Yes	Yes
6.	108	Yes	Yes
7.	109	Yes	Yes
8.	110	No	No
9.	111	Yes	Yes
10.	201	Yes	Yes
11.	202	Yes	Yes
12.	203	Yes	Yes
13.	204	Yes	Yes
14.	205	Yes	Yes
15.	206	Yes	Yes

For URBANDO DEVELOPERS LLP

Partners



16.	207	Yes	Yes
17.	208	Yes	Yes
18.	209	Yes	Yes
19.	210	Yes	Yes
20.	211	Yes	Yes
21.	301	Yes	Yes
22.	302	Yes	Yes
23.	303	Yes	Yes
24.	304	Yes	Yes
25.	305	Yes	Yes
26.	306	Yes	Yes
27.	307	Yes	Yes
28.	308	Yes	Yes
29.	309	Yes	Yes
30.	310	Yes	Yes
31.	311	Yes	Yes
32.	401	Yes	Yes
33.	402	Yes	Yes
34.	403	Yes	Yes
35.	404	Yes	Yes
36.	405	Yes	Yes
37.	406	Yes	Yes
38.	407	Yes	Yes
39.	408	Yes	Yes
40.	409	Yes	Yes

For URBANDO DEVELOPERS LLP

Partners



41.	410	Yes	Yes
42.	411	Yes	Yes
43.	501	Yes	Yes
44.	502	Yes	Yes
45.	503	Yes	Yes
46.	504	Yes	Yes
47.	505	Yes	Yes
48.	506	Yes	Yes
49.	507	Yes	Yes
50.	508	Yes	Yes
51.	509	Yes	Yes
52.	510	Yes	Yes
53.	511	Yes	Yes

For URBANDO DEVELOPERS LLP

[Signature]
Partners

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block – 1	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym, Indoor games	100% Completed
3.	Status of other Common Amenities as indicated in the Construction	Gym, Indoor games	100% Completed



	Agreement		
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Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 480 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 120 Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (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 URBANDO DEVELOPERS LLP

[Signature]
Partners



FRONT ELEVATION



For URBANO DEVELOPERS LLP
Partners

CAR PARK AND SET BACK



For URBANDO DEVELOPERS LLP
Partners

LIFT VIEW



FOR ISSUING AND DEVELOPERS LLP
Partners

LOBBY AREA



For URBANDO DEVELOPERS LLP
Partners

TERRACE AREA



For URBANDO DEVELOPERS LLP
Partners



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/N-II/179/2024

Dated: 23-07-2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 5 Floors Residential building of with 53 dwelling units (Gym and Indoor Games at First Floor) availing with Premium FSI at Door No.58, South Mada Street, Padi, Chennai – 50 comprised in Old S.No.356/5A, 356/5B1A and 355/1A1B, T.S.No.34, Block No.32, Ward-I of Padi village Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. PP/NHRB/248 A to F/2022, in letter No. PP/NHRB/N/253/2022 dated 25.08.2022 in Planning Permit No.15025 availing with Premium FSI.
 2. TNRERA letter No.TNRERA/14848/2022 and registration No.TN/29/Building/440/2022 dated 27.10.2022
 3. Completion Certificate Application received from the applicant on 06.05.2024.
 4. This office letter even no. dated 02.07.2024 addressed to the applicant.
 5. Applicant letter dated 15.07.2024 along with additional Development Charges and I & A charges remitted in CMDA Receipt No B-0025870 dated 08.07.2024.
 6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that M/s.Urbando Developers LLP, Rep. by its Partners 1.Bharathkumar Venkatesan 2.Mukesh Kumar Jain, Self GPA of Tmt.Geetha Jain has constructed Stilt Floor + 5 Floors Residential building of with 53 dwelling units (Gym and Indoor Games at First Floor) availing with Premium FSI at Door No.58, South Mada Street, Padi, Chennai – 50 comprised in Old S.No.356/5A, 356/5B1A and 355/1A1B, T.S.No.34, Block No.32, Ward-I of Padi village Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issuing the Completion Certificate as per the TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II/ 259 /2024, dated: 23-07-2024.

/ptol/

3. This Completion Certificate is issued 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 TNCD & BR 2019, does not cover the Structural Stability aspect. However, 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 the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 6th cited (Already indicated in the Planning permission approval letter in the ref. 1st cited).

Yours faithfully,

DL *23/02/24*
for MEMBER-SECRETARY
A
23/7/24

Copy to:

✓ M/s.Urbando Developers LLP,
Rep. by its Partners I.Bharathkumar
Venkatesan
2. Mukesh Kumar Jain,
Self GPA of Tmt.Geetha Jain,
Door No.45, Plot No.T1, Chona Center,
College Road,
Nungambakkam,
Chennai-600 006.

- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project
Form 'C' No.TNRERA/14848/2022 and
registration No.TN/29/Building/440/2022 dated
27.10.2022. The registration shall be valid for a
period till 31.12.2026.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

FORM – 4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date: 19-12-2024

To

Urbando Developers LLP

No: 45, T-1, 3rd Floor,

Chona Centre, College Road,

Nungambakkam, Chennai – 600 006.

Subject: Certificate of Completion of Construction Work of "URBANDO GAIETY" of the building of the project (TNRERA Registration Number: **TN/29/Building/440/2022**) situated on the Land bearing Door No: 58, Old S No's: 356/5A, 356/5B1A and 355/1A1B, New T.S.No: 34, Block:32, Ward-I, South Mada Street, Padi Village, Chennai – 600 050. Division: 087, Zone: 07. Demarcated by its boundaries (latitude and longitude of the end points) 13.095775 - 80.184983 to the North to the south 13.096073 - 80.185535 to the East 13.095739 - 80.185504 to the West 13.096123 - 80.185162, of Division 087, Zone – 07, Padi Village, Ambattur Taluk, Chennai District – 600 050. Measuring 6216.26 sq mts area being developed by URBANDO DEVELOPERS LLP

Sir,

I **C. KAVIYA** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Stilt Floor+5 Floors with 53 Dwelling Units (Gym and Indoor games at first floor) Building/Single Block of the Building situated on the Door No: 58, Old S No's: 356/5A, 356/5B1A and 355/1A1B, New T.S.No: 34, Block:32, Ward-I, South Mada Street, Padi Village, Chennai – 600 050. Division: 087, Zone: 07, measuring 6216.26 Sq M area being developed by URBANDO DEVELOPERS LLP.

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

- (i) Thiru **C. KAVIYA (CA/2021/128162)** as Architect/Engineer
- (ii) Thiru. C. Kanna (CMDA: SE/I/2024/2/0047) as Structural Consultant
- (iii) M/s PAL Designs and D&R as MEP consultant
- (iv) Thiru. Kesavan P as site Supervisor/clerk of work

3. 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 "URBANDO GAIETY" **Stilt Floor + 5 Floors with 53 dwelling units Single 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 "URBANDO GAIETY" of the Building is granted Completion Certificate bearing number **C.C. No: EC/NORTH-II/259/2024** dated 23-07-2024 by CMDA by (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

C. Kaviya
C. KAVIYA, B.Arch.,
 COA REGN. No: CA/2021/128162
 CORPORATION REGN No: RA003012021
 PLOT No: 1, BHAGGYAM GREEN MEADOWS,
 ANNAI INDIRA NAGAR,
 OKKIYAM THORAIPAKKAM,
 CHENNAI-600 097. PH: 9962051511

C.KA NAN, 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 Thiru Kannan. C have undertaken assignment as Structural Engineer for the detailed design and construction of the Stilt + 5 floors with 53 Units (Gym and Indoor Games at First Floor), building/block/Tower "Urbando Gaiety", of the building comprising of Door No: 58, Old S No's: 356/5A, 356/5B1A and 355/1A1B, New T.S.No: 34, Block:32, Ward-I, South Mada Street, Padi Village, Chennai – 600 050. Division: 087, Zone: 07.

It is certificate that the building has been designed as a RCC structural 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.

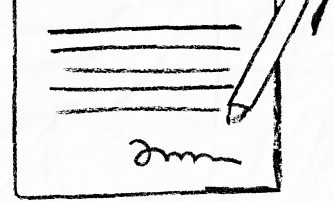


Yours Faithfully

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/1/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Signature, Name and Seal

Of the Registered Structural Engineer



our services doesn't just end there



Buying & Selling Services

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.



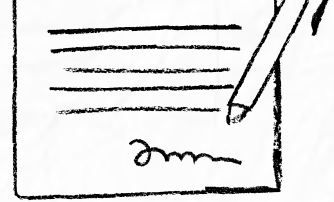
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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

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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