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## **Project - Quarterly Progress Report**

|                         |   |                                               |
|-------------------------|---|-----------------------------------------------|
| Promoter's Name         | : | <b>PUSHKAR PROPERTIES (P) LTD</b>             |
| Project Name            | : | <b>PUSHKAR's MULLAI MANOR</b>                 |
| Project Registration No | : | <b>TN/29/Building/0464/2022 dt.09.11.2022</b> |
| Quarter Ending          | : | <b>March 2024</b>                             |

### **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) | 2                                        | 288.00     |
| 2.      | Parking Lots                                                                       | 2                                        | 2          |
| 3.      | UDS Registered in Sq.m.                                                            | 134.75                                   | 134.75     |

### **B. Construction**

| Sl. No. | Description                                                | Block/ Tower No. | Status                                                       |
|---------|------------------------------------------------------------|------------------|--------------------------------------------------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | single           | Final painting work and Flats handing over work in progress. |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | N.A.             | N.A.                                                         |

| Sl.No. | Description                                             | Percentage          |
|--------|---------------------------------------------------------|---------------------|
| 1.     | Percentage of Completion                                |                     |
|        | i) Physical                                             | <b>95%</b>          |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) | <b>Rs.403 lakhs</b> |

### **C. Details of Clearances**

1. Completion Certificate No. **CMDA/CC/NHRB/N-I/484/2023** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

### **D. Latest Photo with Date (Atleast from 2 angles) ATTACHED** (in PDF Format)

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)".

## **PUSHKAR's MULLAI MANOR**

**Old No.171, New No. 320, 4th Avenue, Santhi Colony,  
Anna Nagar West, Chennai – 600 040.**

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| <b>Flat No<br/>Floor</b> | <b>RERA<br/>Carpet<br/>Area<br/>(sec<br/>2(k))<br/>(sq.m)</b> | <b>Carpet<br/>Area<br/>Exclusive<br/>Balcony</b> | <b>Exclusive<br/>verandah<br/>Service<br/>open<br/>terrace</b> | <b>Proportionate<br/>Common<br/>Area (sq.m)</b> | <b>Total<br/>Area<br/>(sq.m)</b> | <b>UDS land<br/>Area<br/>(sq.m)</b> | <b>Car<br/>Parking<br/>Covered</b> |
|--------------------------|---------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| <b>4A</b>                | <b>102.82</b>                                                 | <b>4.73</b>                                      | <b>3.55</b>                                                    | <b>32.90</b>                                    | <b>144</b>                       | <b>67.375</b>                       | <b>1</b>                           |
| <b>4B</b>                | <b>102.82</b>                                                 | <b>4.73</b>                                      | <b>3.55</b>                                                    | <b>32.90</b>                                    | <b>144</b>                       | <b>67.375</b>                       | <b>1</b>                           |

**PUSHKAR's MULLAI MANOR**  
**SITE PHOTOS**









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.



### **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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with smart tools



### **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



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real estate journey

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[www.verified.realestate](http://www.verified.realestate)