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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	TERRASTOREY PVT LTD
Project Name	:	SIVATHANU APARTMENT , ROYAPETTACH
Project Registration No.	:	TN29/BUILDING/0513/2022
Project Registration Date	:	16.12.2022
Project Completion Date	:	03.06.2024
Quarter Ending	:	MAR'2025

RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK LIMITED
Bank Branch	:	NUNGAMBAKKAM BRANCH
Bank A/c No.	:	000905034782

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.2,71,28,171/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.2,63,17,338/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

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	9 Units	860.82 sq.m
	b) UDS Registered	9 Units	434.747 sq.m

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	UNIT - A (LAND OWNER)	YES	NO
2.	UNIT - B (LAND OWNER)	YES	NO
3.	UNIT - C (LAND OWNER)	YES	NO
4.	UNIT - D (LAND OWNER)	YES	NO
5.	UNIT - E (LAND OWNER)	YES	NO
6.	UNIT - F (BUILDER)	YES	YES
7.	UNIT - G (LAND OWNER)	YES	NO
8.	UNIT - H (BUILDER)	YES	YES
9.	UNIT - I (BUILDER)	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	COMPLETED
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	- NA-	- NA-
3.	Status of other Common Amenities as indicated in the Construction Agreement	- NA -	- NA-

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 271.28 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	-NA-

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) - Enclosed(in PDF Format)

For TERRA STOREY PRIVATE LIMITED

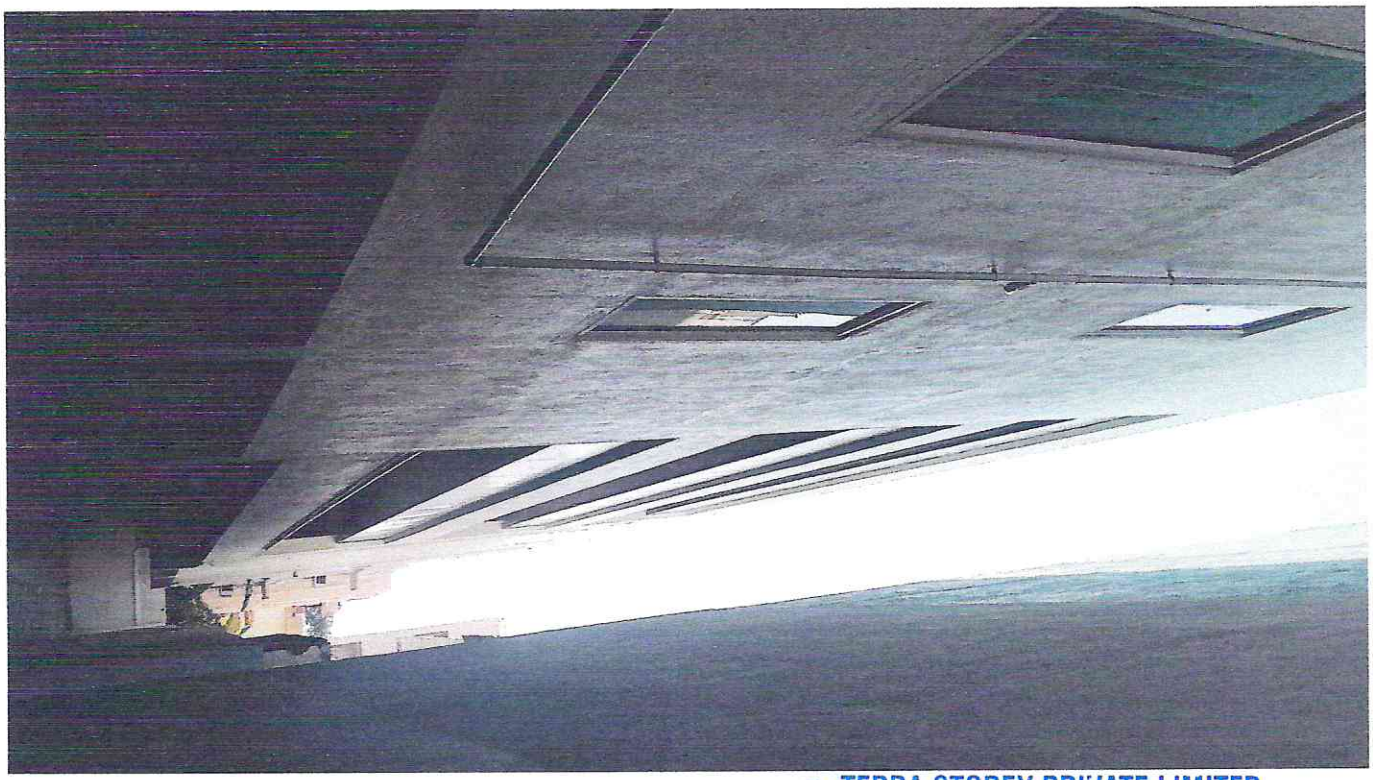
Directors



For TERRA STOREY PRIVATE LIMITED

Directors





For TERRA STOREY PRIVATE LIMITED

Directors

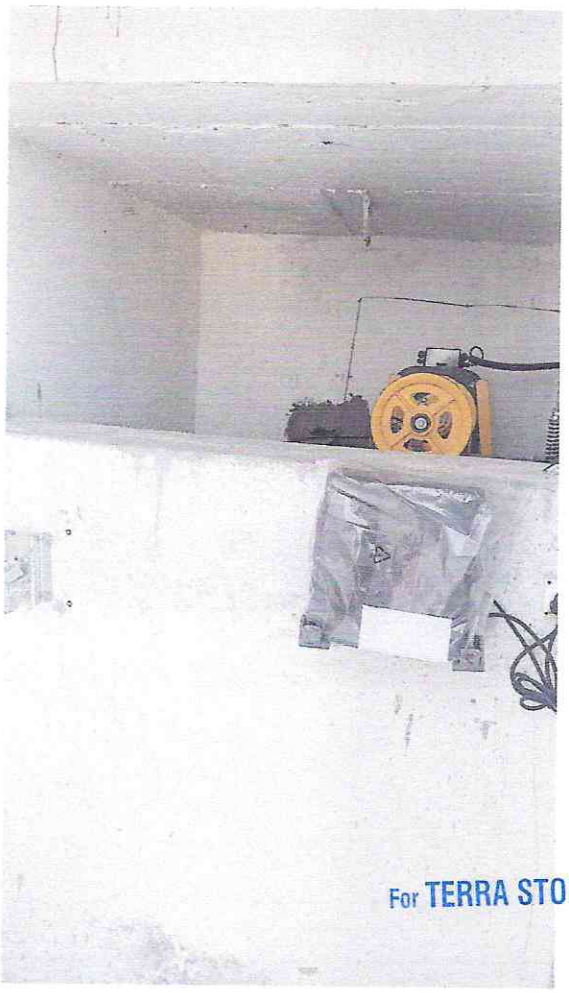


For TERRA STOREY PRIVATE LIMITED

Directors









For TERRA STOREY PRIVATE LIMITED

Directors





For TERRA STOREY PRIVATE LIMITED

Directors



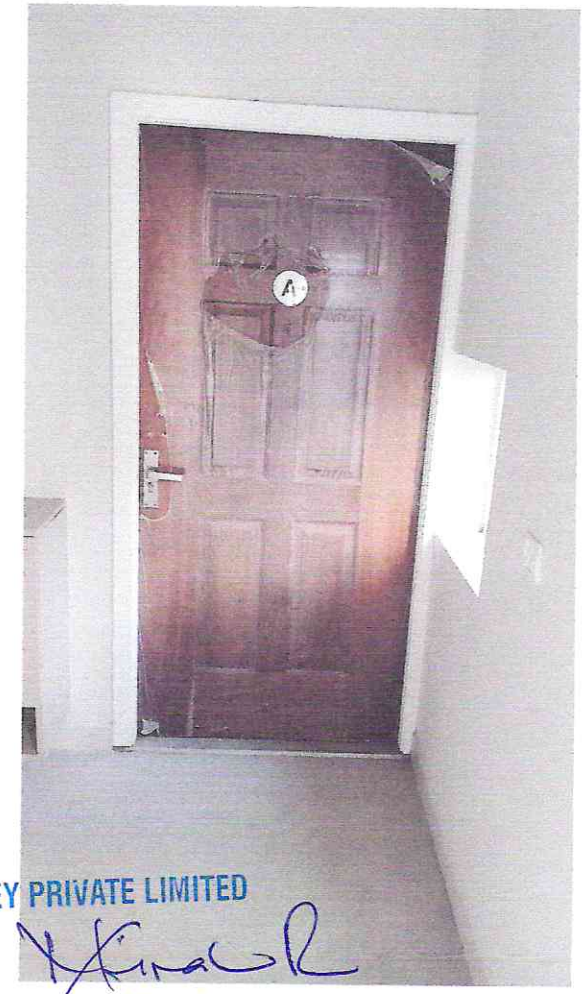
For TERRA STOREY PRIVATE LIMITED

Directors









For TERRA STOREY PRIVATE LIMITED

Directors









For TERRA STOREY PRIVATE LIMITED

Directors









For TERRA STOREY PRIVATE LIMITED

Directors



For TERRA STOREY PRIVATE LIMITED

Directors

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For TERRA STOREY PRIVATE LIMITED

Directors





For TERRA STOREY PRIVATE LIMITED

Directors





For TERRA STOREY PRIVATE LIMITED

Directors

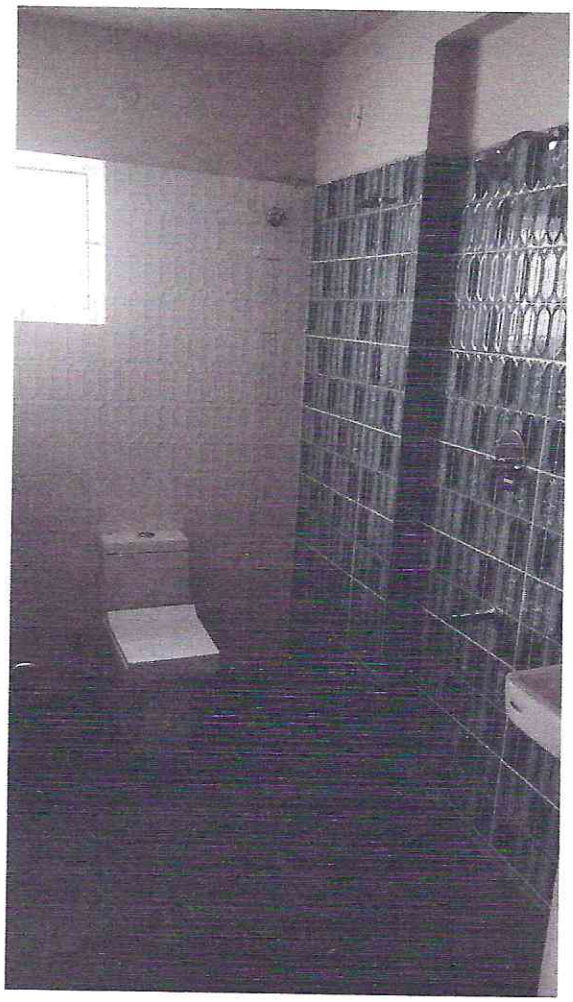


For TERRA STOREY PRIVATE LIMITED

Directors

FOR AND ON BEHALF OF PRIVATE LIMITED
Directors







for TERRA STOREY PRIVATE LIMITED

Directors

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

Zonal Office -Teynampet

Completion Certificate

From	To	
The Zonal Officer, Greater Chennai Corporation, No.4, 4th Cross Street, Lake view road, Chennai - 600034	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN09/00747/2024 Dated: 03/06/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Teynampet Completed the Construction of Residential/Commercial Building at Door No:New No:27, Old No:20,Block No:04,Survey No:T.S.No.99/13, Srinivasa Perumal Sannathi Iii Street,Royapettah,Royapettah,Mylapore, Chennai, 600014 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN09/07347/2022 and BA/WDCN09/05719/2022 dated : 17/07/2022

2.Completion Certificate Application online registration :CC/WDCN09/00724/2024 dated :03/06/2024

3.This office letter vide No:CC/WDCN09/00724/2024 dated 03/06/2024

4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N09/2024-25/05221

(1) This is to certify that Thiru. Ms.Terra Storey Pvt Ltd Rep By Its Director Mrs Mrinalini Ramalingam GPA For Mrs Rajalaxmi And 12 Others has completed the construction of Residential / Commercial building at Door No:New No:27, Old No:20,Block No:04,Survey No:T.S.No.99/13, Srinivasa Perumal Sannathi Iii Street,Royapettah,Royapettah,Mylapore, Chennai, 600014 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN09/07347/2022 and Building Permit No:BA/WDCN09/05719/2022 dated: 17/07/2022. The building was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of completion certificate approved by the Monitoring Committee.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN09/00747/2024 Dated:11/06/2024

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabilty aspect of the building. As far as the structural stabilty, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by Murugadoss Somu
Date: 11-Jun-2024 (17:58:25)
Zonal Officer-Teynampet
Greater Chennai Corporation

ARVINDMRINALINI • Partners

FORM-4A

ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date: 01.06.2024

To

M/s. TERRASTOREY (P) LTD
AD-13 , 5th Street,
10th Main Road,
Anna Nagar,
Chennai - 40

Subject: Certificate of Completion of Construction Work of the Project **"SIVATHANU APARTMENT** "Building / Block of the Building of the Project (TNRERA Registration Number TN/29/Building / 0513/2022 dated 16.12.2022) situated on the Land bearing Survey no. old no 3430 , 3431 & 3432 New Re-Survey number 99/13 Block No.4 demarcated by its boundaries (latitude and longitude of the end points) Lat 13.051897° Long 80.260142° to the North to the South Lat 13.051949° Long 80.259795° to the East Lat 13.051956° Long 80.260192° to the West of Division Teynampet Village Mylapore Town Taluk,Chennai District PIN 600014 measuring 434.79 sq.mts area being developed by **Terrastory Pvt Ltd.**

I/We Mrinalini Ramalingam have undertaken the assignment as Architect/~~Engineer~~ for certifying the completion of Construction Work of SIVATHANU APARTMENT Building/Block of the Building situated on the Survey no.Old No. 3430,3431& 3432 new Re-survey no. 99/13 of Division 118 Teynampet Village, Mylapore town Taluk,Chennai District ,PIN 600014 measuring434.79sq.mts. area, being developed by Terrastorey Pvt Ltd

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

(i) Mrs. Mrinalini Ramalingam as Architect / ~~Engineer~~

(ii) Mr.S.Varun Kumar as Structural Consultant

(iii) Mr.Senthil as MEP Consultant

(iv) Mr.Aravind as Site Supervisor/ Clerk of Works

No.05, VasudevanStreet,
Kilpauk,Chennai-600010
+914435679267
studiod3@yahoo.com
www.studiod3architects.com

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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 SIVATHANU APARTMENT 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 SIVATHANU APARTMENT Building is granted Completion Certificate bearing number CC/WDCN09/00747/2024 dated 11/06/2024 by Zonal Office – Teynampet, Greater Chennai Corporation.

Yours Faithfully,

R. MRINALINI
Registered Architect GR-1 (RA)
CMDA No.RA/GR.1/19/05/249
Licensed Surveyor, Class-I
L.S No.RA101462019
Greater Chennai Corporation,
AD-13, 5th Street, 10th Main Road,
Anna Nagar West, Chennai - 600 040.
Mobile : 96000 41407.
E-mail Id: studiod3@yahoo.com

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

BHAVANI FOUNDATION
STRUCTURAL CONSULTANTS
No. 3177, Medavakkam Main Road, Kovilambakkam, Chennai -600129.
Ph- 9791107670
E-mail: bhavanifoundation@gmail.com

FORM - 4B

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

I/We Varun Kumar have undertaken assignment as Structural Engineer for the detailed design and construction of the building/ block/ Tower "SIVATHANU APARTMENT" of the building comprising of S t i l t + 3 floors situated in the land bearing Survey Number/s Old no.3430, 3431 & 3432, New Re-Survey No.99/13, Door No.4, Teynampet Village.

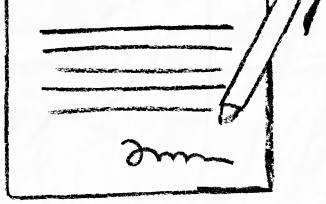
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,

S. VARUN KUMAR, M.Tech, AMIE
STRUCTURAL ENGINEER
CMDA Reg. No. SE/GR-I/19/04/082
GCOC Reg No. RSE 100832019
CGLDIST/SE/Gr-I/2021/03/005
No.3177, Medavakkam Main Road,
Kovilambakkam, Chennai - 600 129.
Mobile: 9841112220
E.mail: bhavanifoundation@gmail.com

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

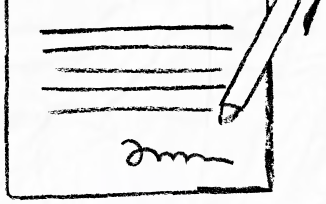
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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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We're honored to be part of your real estate journey

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