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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	DADHA PHARMA LLP
Project Name	:	DADHA CHAMBERS
Project Registration No.	:	TN/29/BUILDING/0159/2023
Project Registration Date	:	13.04.2023
Project Completion Date	:	10.09.2024
Quarter Ending	:	(March/June/September/December) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	IDBI Bank
Bank Branch	:	Gopalapuram, Chennai
Bank A/c No.	:	1654102000006699

Amount collected from the allottees and deposited in the RERA A/c	:	NIL
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	NIL
Bank statement for the respective Quarter 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	NIL	NIL
	b) UDS Registered	NIL	NIL



Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.			
2.			
3.			

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	01 of 01	Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	01 of 01	Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	01 of 01	Completed

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100 % Rs. 5628 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in 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 R. JANAKIRAMAN & CO.
Chartered Accountants
FRN:001263S



Signed by Chartered Accountant
J. Chandrasekaran
M.No:027861
Partner

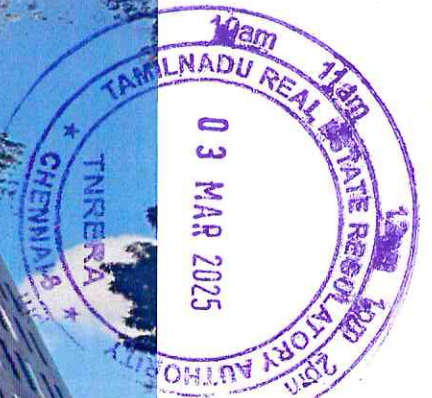
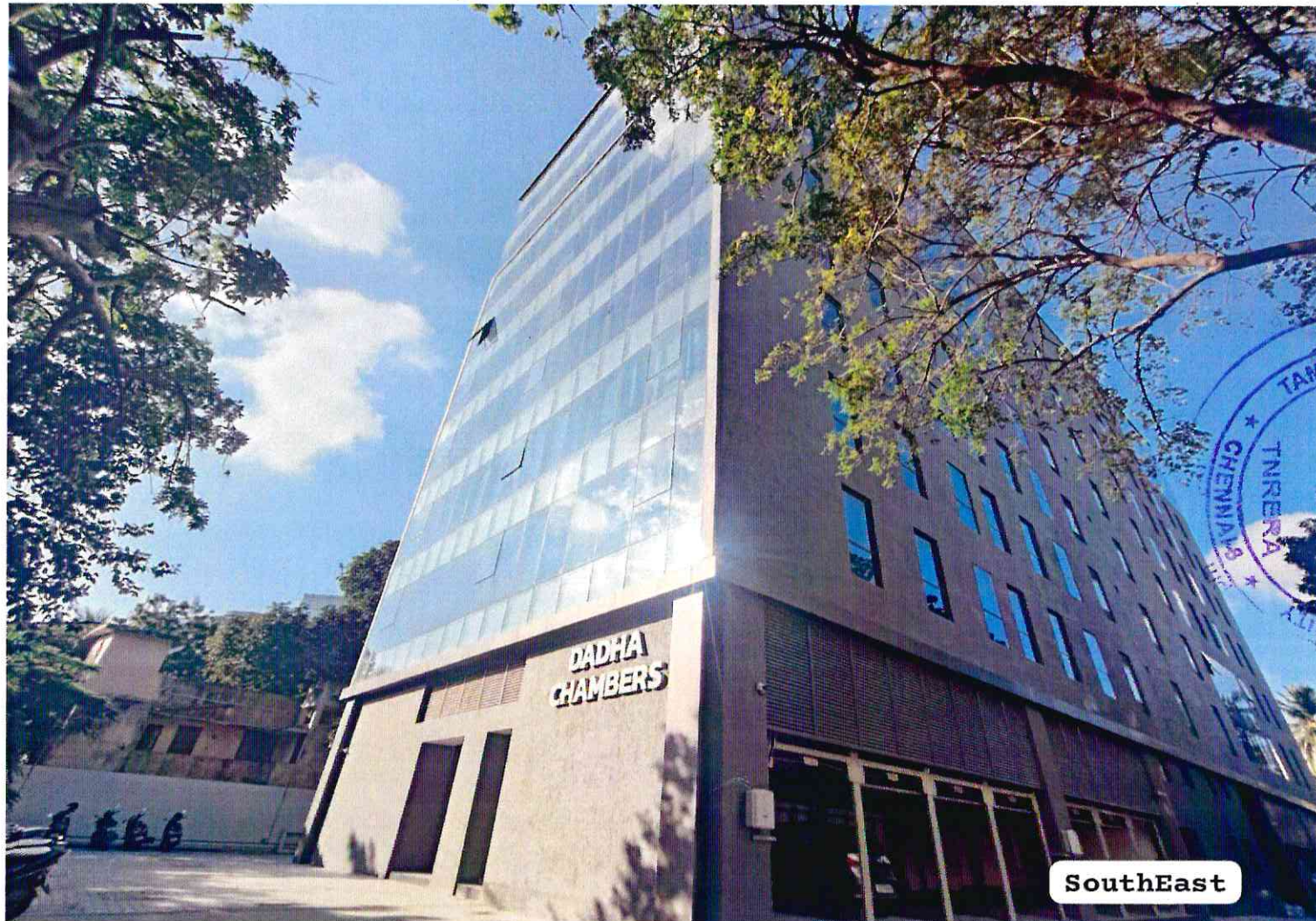


Signed by Promoter

R. JANAKIRAMAN & CO.
CHARTERED ACCOUNTANTS
FRN:001263S
NEW No.6, OLD No.43,
MAHARAJA SURYA RAO ROAD,
ALWARPET, CHENNAI - 600 018.

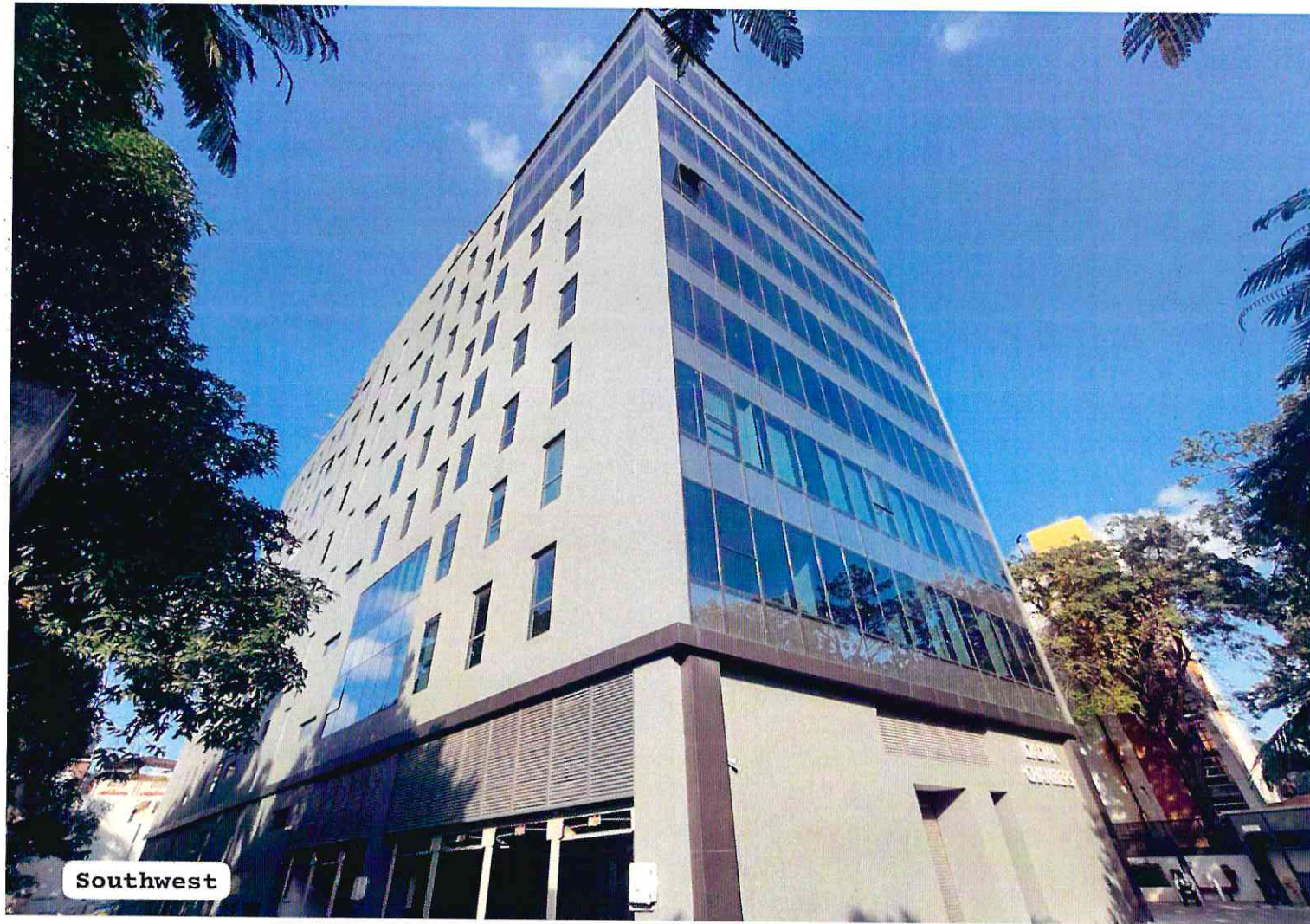
Date: 11-09-2024

EXTERNAL



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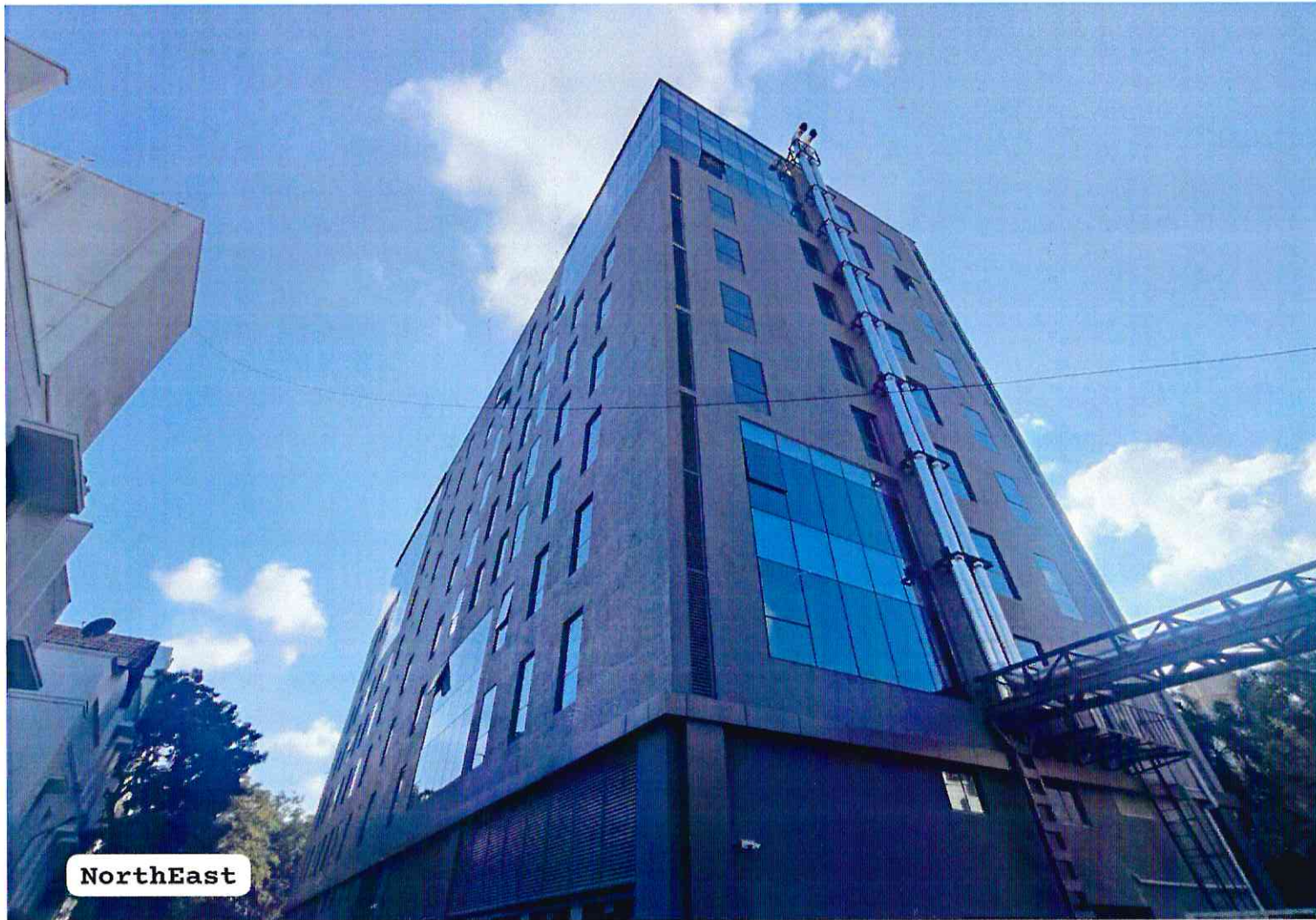
EXTERNAL



EXTERNAL



EXTERNAL



EXTERNAL YARD



EXTERNAL YARD



EXTERNAL YARD



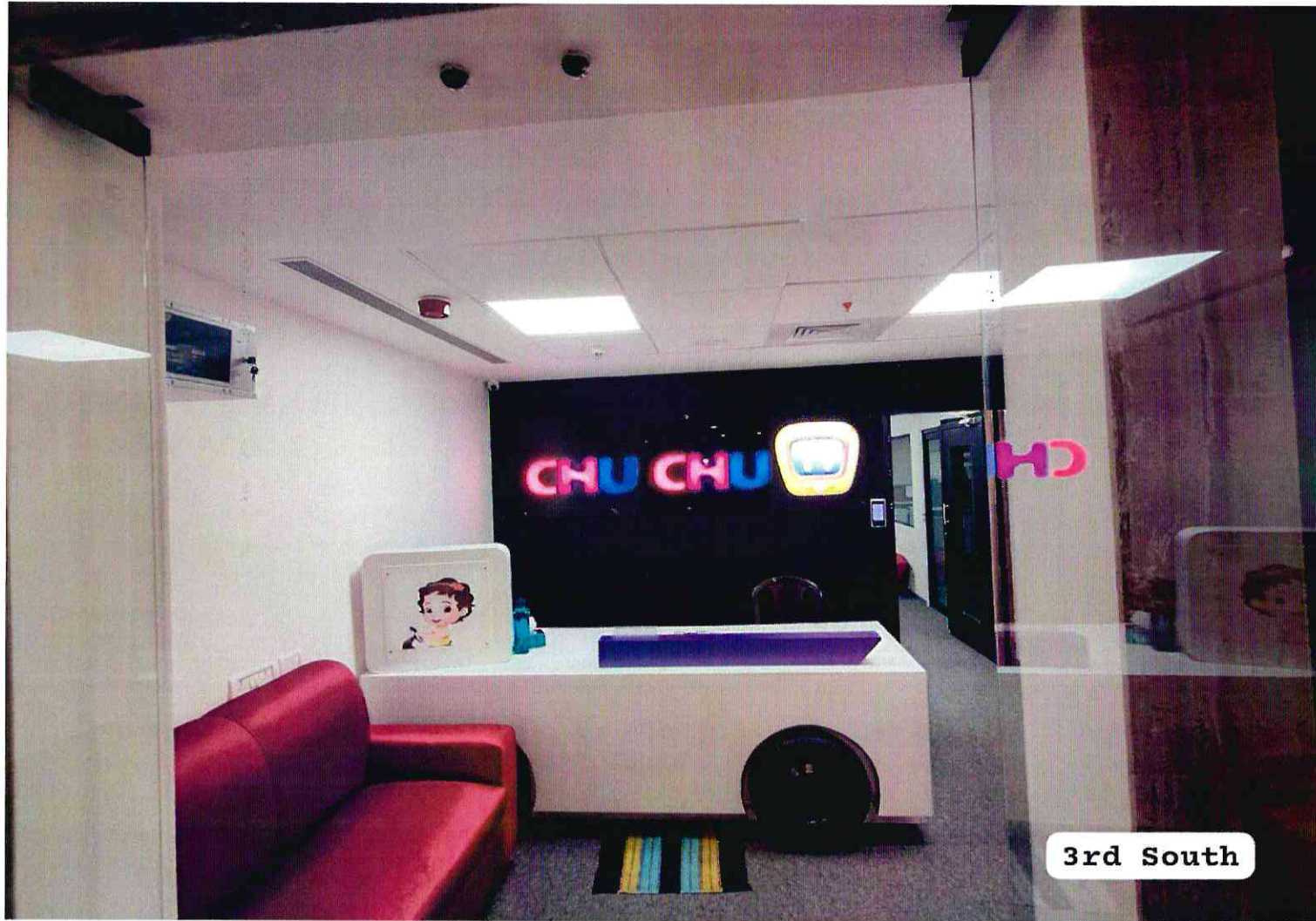
INTERNAL



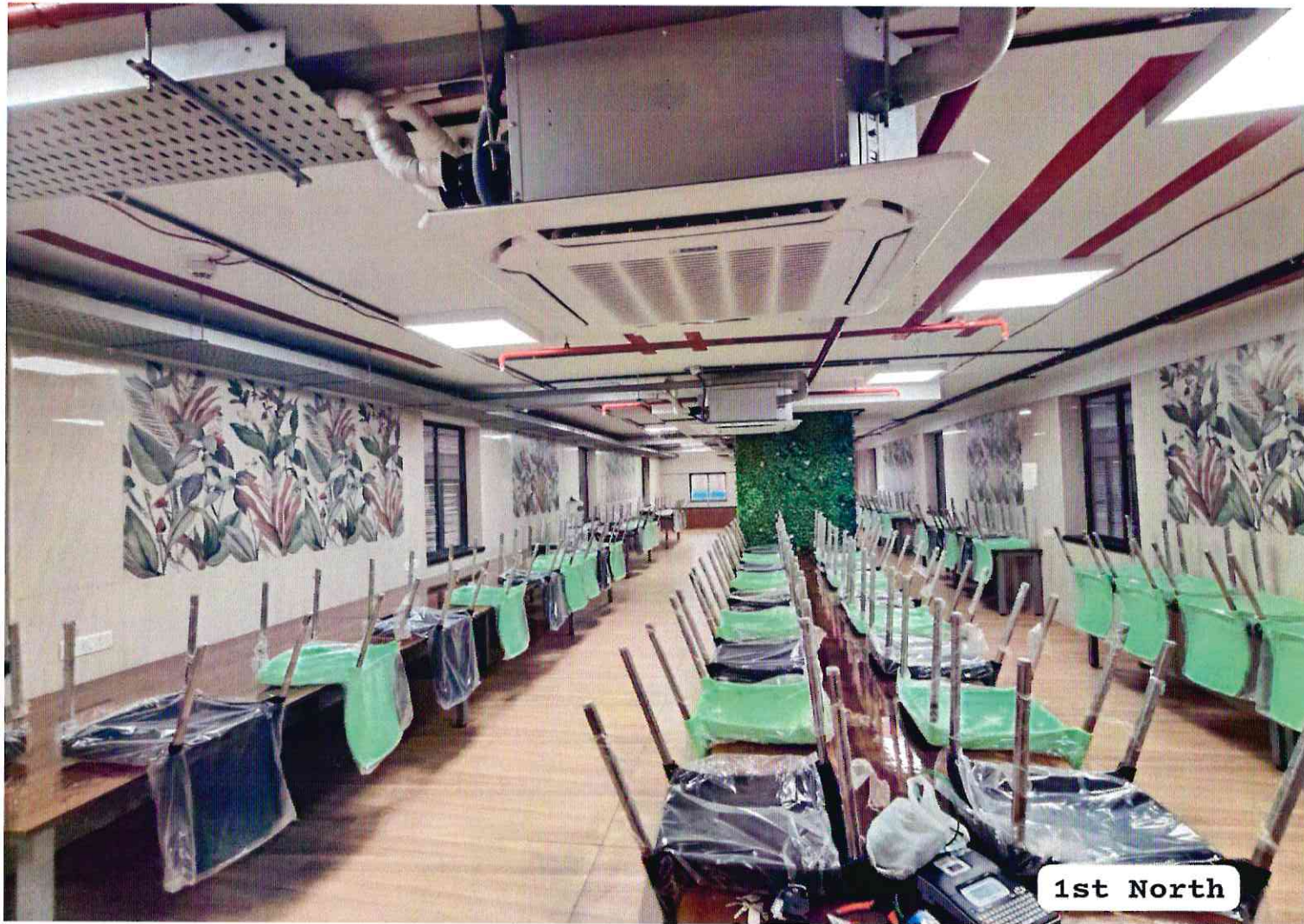
INTERNAL



INTERNAL



INTERNAL



INTERNAL



INTERNAL



6th South

INTERNAL



INTERNAL



INTERNAL



7th North

INTERNAL



8th South

INTERNAL



8th North

INTERNAL



9th South

INTERNAL



9th North



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
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/S/0502/2023

Dated: 26.02.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Basement Floor + Stilt Floor + 1st Floor to 9 Floors (Typical) Office use Commercial Building at New Door No.1/1, Sri Lalithapuram Street, Door No.268, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai – 600 014 comprised in Old R.S.No.1153/2 part & 1153/3, New R.S.No.1153/3 & 1153/56, Block No.24 of Mylapore Village, within Greater Chennai Corporation limit – 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. C/PP/MSB/60 (A to C)/2021 dated 24.12.2021 Permit No.14514 in letter No. C3(S)/42/2021 Dated 24.12.2021.
 3. TNRERA letter No. TNRERA/A2/10261/2023 dated 18.11.2023 vide Registration No. TN/29/Building/0159/2023 dated 13.04.2023.
 4. Fire Compliance Certificate issued by the Director, Fire and Rescue Services, Tamil Nadu vide D.Dis No. 17174/C1/2023 CC No.85/2023 dated 07.11.2023.
 5. Completion Certificate Application received from M/s. Dadha Pharma LLP, vide No. CMDA/CC/HRB/S/0502/2023 dated 28.11.2023.
 6. This office DC Advice letter even No. dated 12.02.2024.
 7. Applicant letter dated 15.02.2024 enclosing the remittance of Additional Development Charges, Infrastructure & Amenities Charges and Shelter Charges remitted vide CMDA Receipt No. B0024889 dated 15.02.2024.

This is to certify that M/s. Dadha Pharma LLP, has completed the construction of Basement Floor + Stilt Floor + 1st Floor to 9 Floors (Typical) Office use Commercial Building at New Door No.1/1, Sri Lalithapuram Street, Door No.268, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai – 600 014 comprised in Old R.S.No.1153/2 part & 1153/3, New R.S.No.1153/3 & 1153/56, Block No.24 of Mylapore Village, within Greater Chennai Corporation limit 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 TNCD BR, 2019.

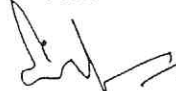
p.t.o.

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No.EC/South-1/059/2024 dated 26.02.2024.

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 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.15).

Yours faithfully,


27/02/2024
for MEMBER-SECRETARY
27/02/24

Copy to:

1. M/s. Dadha Pharma LLP.,
Plot No.250, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai – 600 014.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/A2/10261/2023 dated
18.11.2023 extending the validity of the
TNRERA Registration accorded vide No.
TN/29/Building/0159/2023 dated
13.04.2023 from November 2023 to
October 2024).
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 Original Cash Receipt No.CMDA/PP/RC/0063/2021 dated 06.05.2021 for the Security Deposit 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 applicant are to be furnished.

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

Date: 12-09-2024

To,
M/s. Dadha Pharma LLP.,
Plot no: 250, Avvai Shanmugam Salai(Lloyds Road),
Royapettah, Chennai,
Tamil Nadu – 600014

Subject: Certificate of Completion of Construction Work of Commercial Building Single Block of the Building of the Project (TNRERA Registration Number **TN/29/Building/0159/2023**) situated on the Land bearing New Door No: 1/1, Sri Lalithapuram Street, Door No: 268, Avvai Shanmugam Salai(Lloyds Road) Royapettah, Chennai – 600014. Comprised in Old R.S.No: 1153/2 part & 1153/3, New R.S.No: 1153/3 & 1153/56, Block No: 24, of Mylapore Village demarcated by its boundaries (latitude and longitude of the end points) 13.048897°, 80.263008° to the North, 13.048127°, 80.262809° to the South 13.048383°, 80.263094° to the East 13.048420°, 80.262857° to the West of Division Mylapore Village Mylapore taluk ,Chennai District Pin - 600014 measuring **2271.48** sq.mts area being developed by **Dadha Pharma LLP.**

Sir,

I/We **Nataraj and Venkat architects** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Commercial Building situated on the Plot bearing New Door No: 1/1, Sri Lalithapuram Street, Door No: 268, Avvai Shanmugam Salai(Lloyds Road) Royapettah, Chennai – 600014. Comprised in Old R.S.No: 1153/2 part & 1153/3, New R.S.No: 1153/3 & 1153/56, Block No: 24, of Mylapore Village Mylapore taluk ,Chennai District PIN 600014 measuring 2271.48 sq.mts area being developed by **Dadha Pharma LLP.**

2. Following technical professionals have been appointed by owner/promoter: (as applicable)

- | | | |
|-------|--|-----------------------------------|
| (i) | M/s Nataraj and Venkat architects | as Architect/Engineer |
| (ii) | Mr Alex Jacob | as Structural Consultant |
| (iii) | M/s D&R Associates | as MEP Consultant |
| (iv) | Thiru R.Sureshkumar | as Site Supervisor/Clerk of Works |

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 Commercial 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 Commercial Building/Block of the Building is granted Completion Certificate bearing number **CMDA/CC/HRB/S/0502/2023** dated **26.02.2024** by Chennai Metropolitan Development Authority (Competent Authority)

Yours Faithfully,

A.VENKATAKRISHNAN, B.Arch.,
ARCHITECT LICENSED SURVEYOR
COA REGD. No. CA/1983/07687
CORPORATION REGD. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

Signature & Name

A.VENKATAKRISHNAN (License No CA/1983/07687)



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FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER**

(To be furnished on completion of building)

I ALEX JACOB have undertaken assignment as Structural Engineer for the detailed design and construction of the building block No.24, of the building comprising of Basement + Stilt + 1st floor to 9th floors situated in the land bearing Survey Number Old RS. No. 1153/2pt & 1153/3, New RS. No. 1153/3 & 56, New Door No. 1/1, Sri Lalithapuram Street, Door No. 268, Avvai Shanmugam Salai(Lloyds Road) Roypettah, Mylapore Village, Mylapore Taluk, Chennai District.

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.

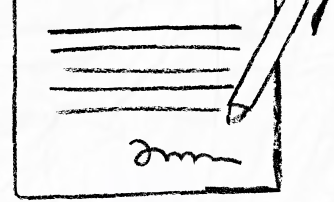
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

 17/10/24

(Dr. ALEX JACOB)

Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon),
M.I.E. (Aust), M.I.E. (Ind)
STRUCTURAL ENGINEER,
41/A, BEACH ROAD, KALAKSHETRA COLONY,
CHENNAI - 600 090.
REG No. SE/GR-1/19/02/001
REG No. RSE100392019



our services doesn't just end there



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Property Development & Approvals

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



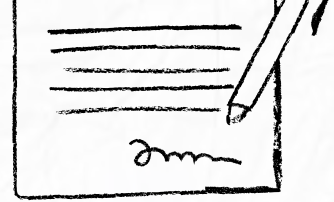
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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