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Chennai, India

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+91 9996 12 9996

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Digitally Verified Record - Powered by Verified RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. VISHRANTHI HOMES PRIVATE LIMITED
Project Name	:	SVASTI
Project Registration No.	:	TN/29/Building/187/2023
Project Registration Date	:	04/05/2023
Project Completion Date	:	07.02.2028
Quarter Ending	:	(December) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	INDIAN OVERSEAS BANK
Bank Branch	:	THIRUVANMIYUR
Bank A/c No.	:	041802000002280

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.19,45,27,792
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.14,17,02,721
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	10 Nos	2238
	b) UDS Registered	10 Nos	891.87

For VISHRANTHI HOMES 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
2.	1B (Land Owner sold)		Yes
3.	2A		Yes
4.	2B (Land Owner retain)	Yes	
5.	3A (Land Owner sold)		Yes
6.	3B		Yes
7.	4A (Land Owner retain)	Yes	
8.	4B (Land Owner retain)	Yes	
9.	5A		Yes
10.	5B (Land Owner retain)	Yes	

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	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 ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. 506 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

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 VISHRANTHI HOMES PVT. LTD.

Authorised Signatory


SVASTI
VISHRANTHI HOMES
3/2
GPS Map Camera
Chennai, Tamil Nadu, India
4, Lamech Ave, Mukta Gardens, Chetpet, Chennai,
Tamil Nadu 600031, India
Lat 13.070207° Long 80.243935°
13/01/25 11:54 AM GMT +05:30
Google


3/2
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Google


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Google


SVASTI
VISHRANTHI HOMES
3/2
GPS Map Camera
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4, Lamech Ave, Mukta Gardens, Chetpet, Chennai,
Tamil Nadu 600031, India
Lat 13.070207° Long 80.243935°


GPS Map Camera
Chennai, Tamil Nadu, India
14/14, Mukta Gardens, Chetpet, Chennai, Tamil Nadu 600031, India
Lat 13.070292° Long 80.243867°
13/01/25 11:59 AM GMT +05:30
Google


GPS Map Camera
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Lat 13.070295° Long 80.243867°
13/01/25 11:59 AM GMT +05:30
Google


GPS Map Camera
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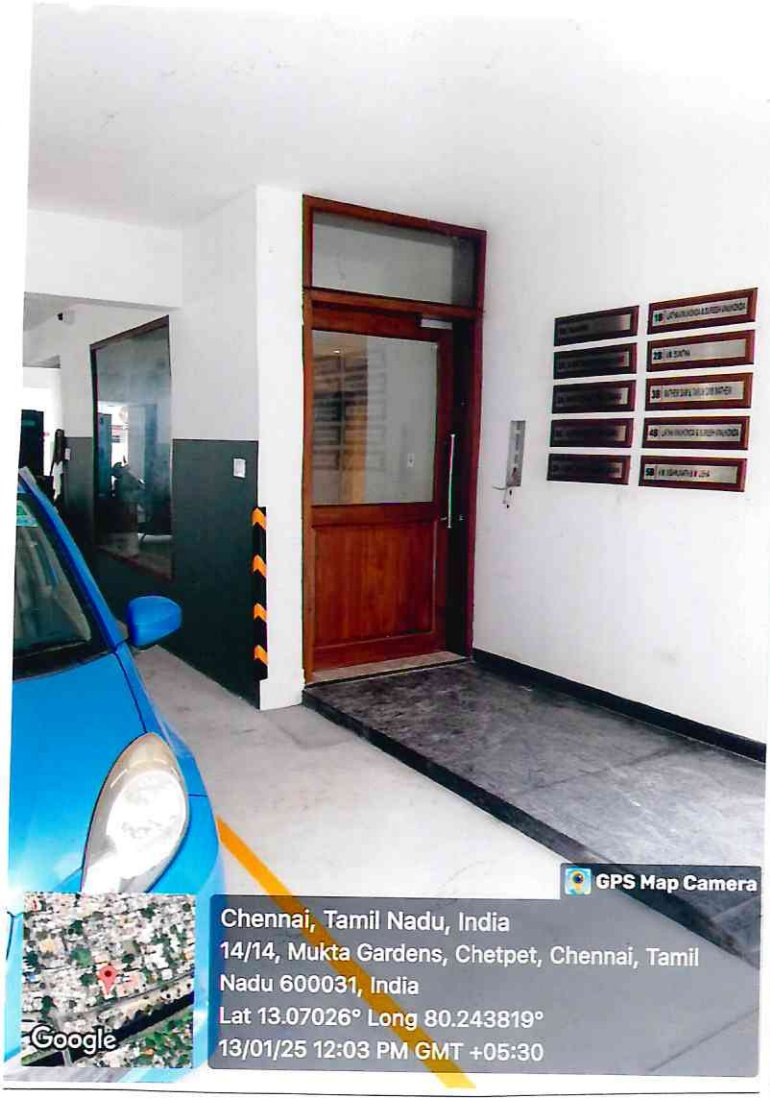

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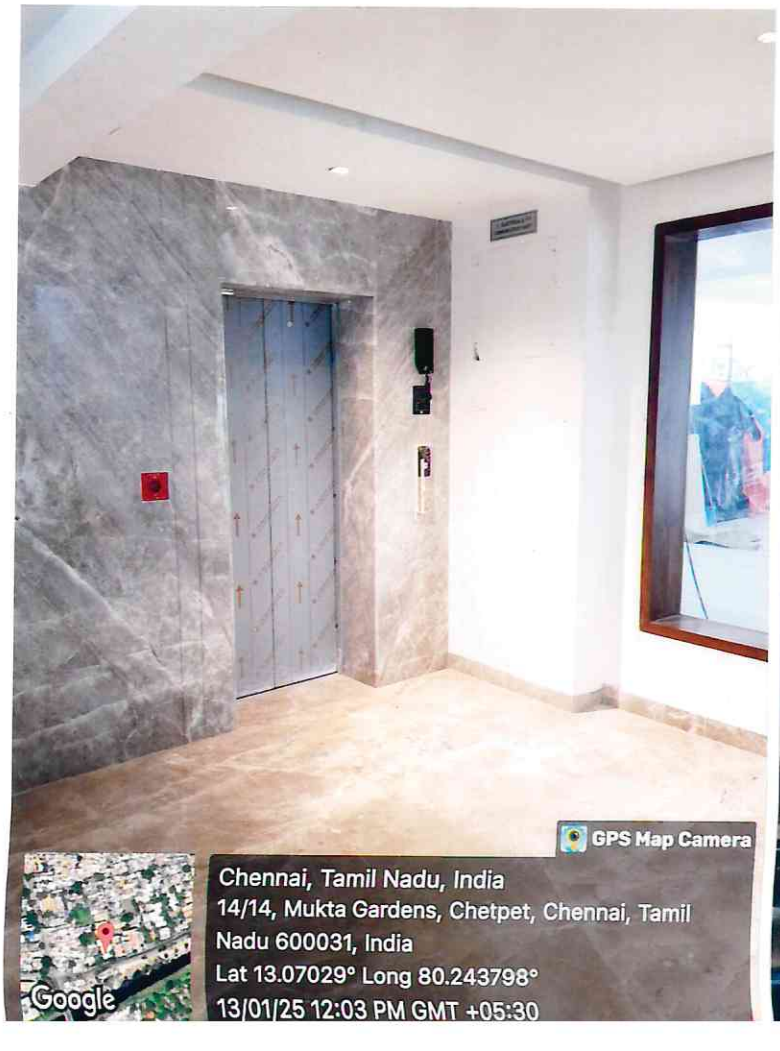

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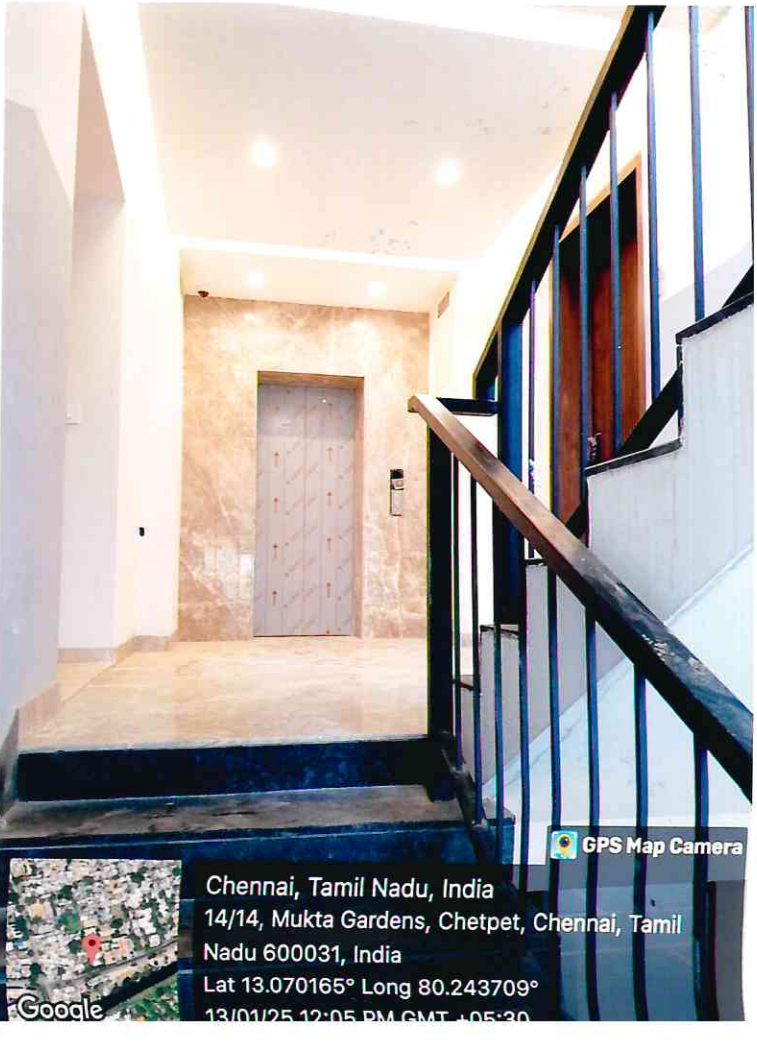

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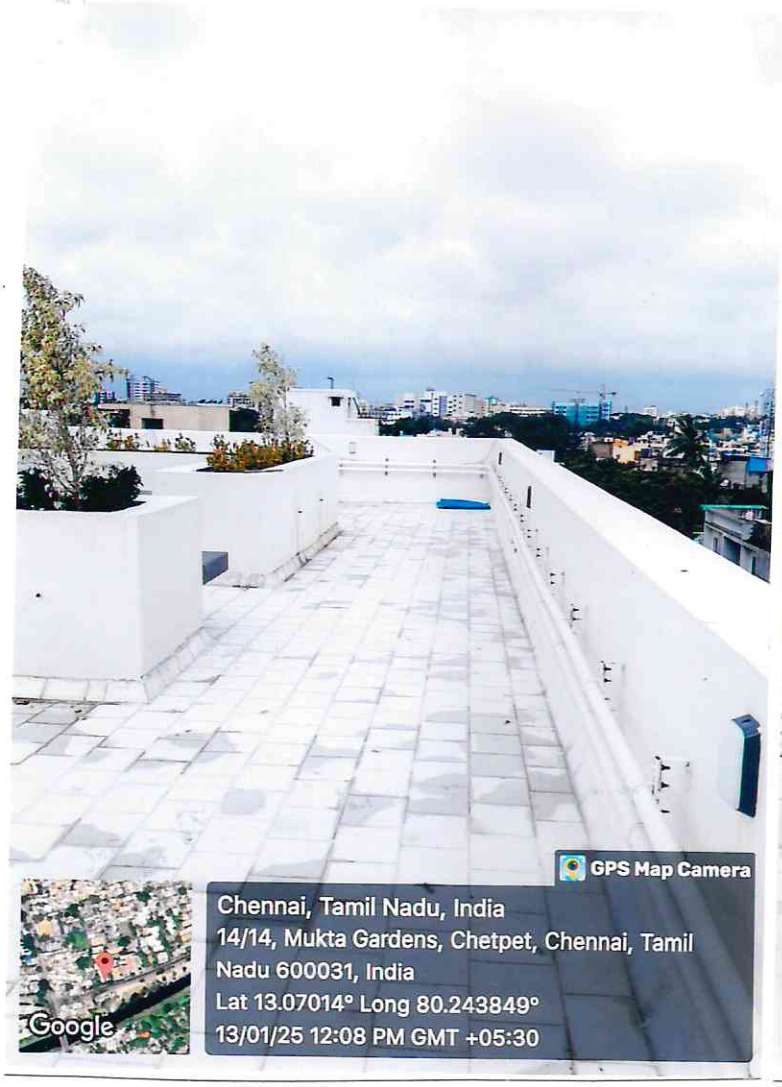

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Google


GPS Map Camera
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Google


GPS Map Camera
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14/14, Mukta Gardens, Chetpet, Chennai, Tamil Nadu 600031, India
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Google


GPS Map Camera
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1, Lamech Ave, Mukta Gardens, Chetpet, Chennai, Tamil Nadu 600031, India


GPS Map Camera
Chennai, Tamil Nadu, India
1, Lamech Ave, Mukta Gardens, Chetpet, Chennai, Tamil Nadu 600031, India


GPS Map Camera
Chennai, Tamil Nadu, India
14/14, Mukta Gardens, Chetpet, Chennai, Tamil Nadu 600031, India
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13/01/25 12:08 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
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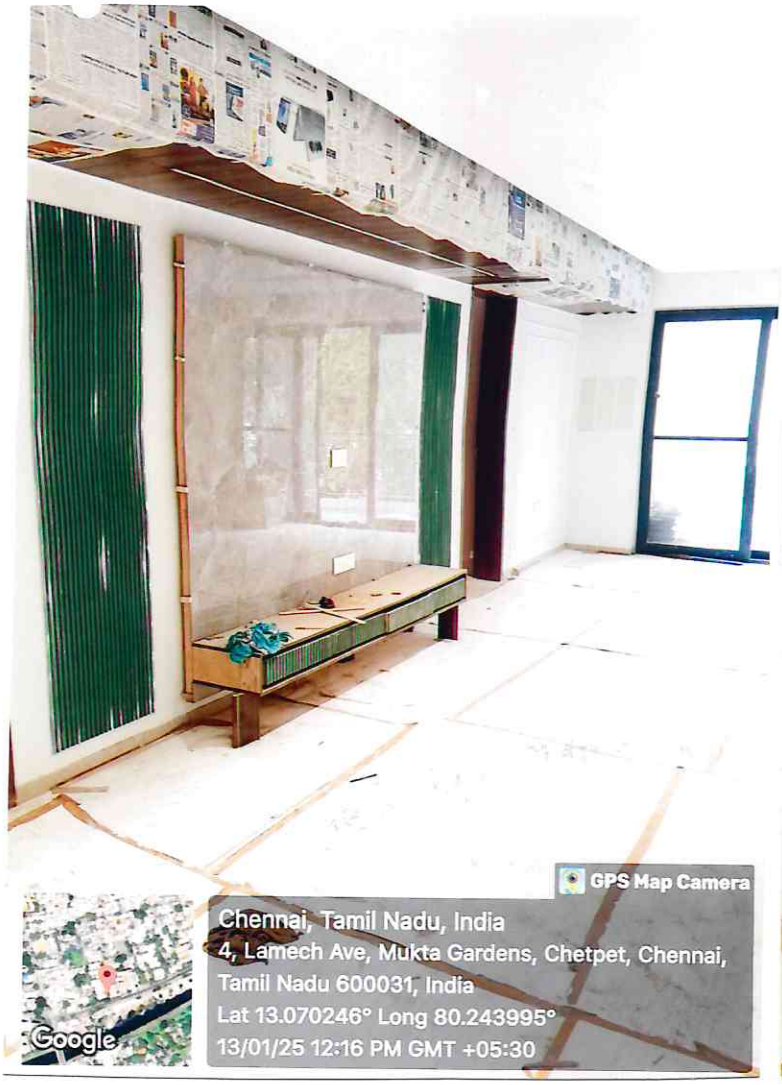




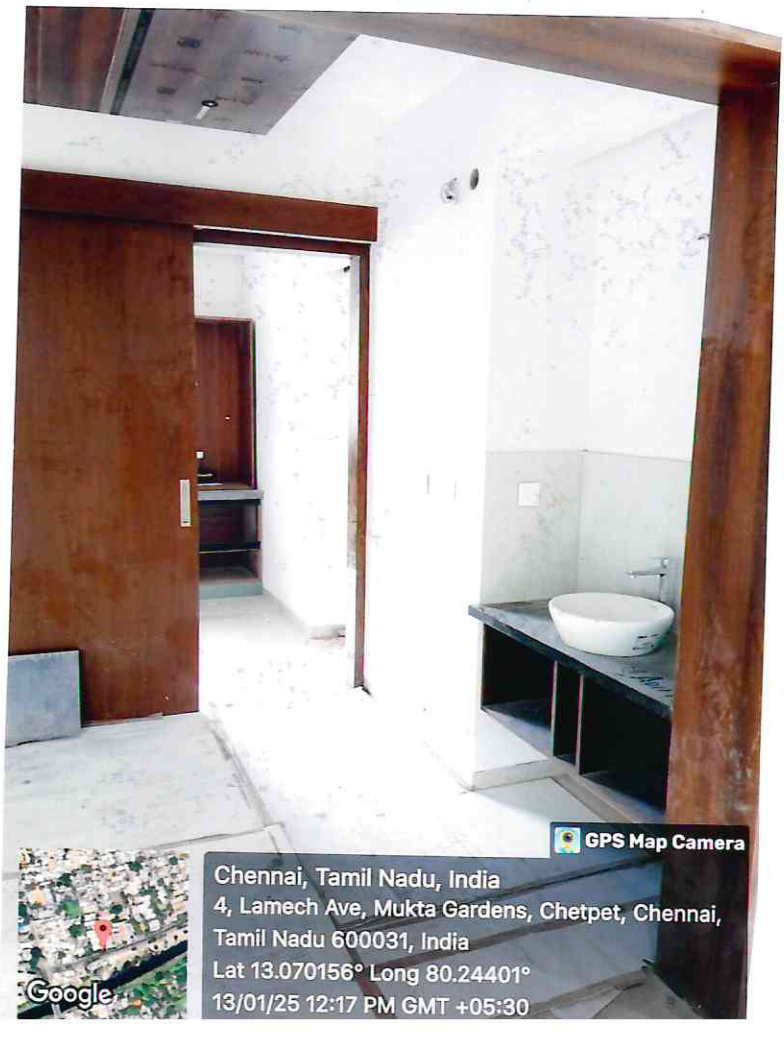

GPS Map Camera
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Tamil Nadu 600031, India
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Google


GPS Map Camer
Chennai, Tamil Nadu, India
4, Lamech Ave, Mukta Gardens, Chetpet, Chennai,
Tamil Nadu 600031, India
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13/01/25 12:11 PM GMT +05:30
Google


GPS Map Camera
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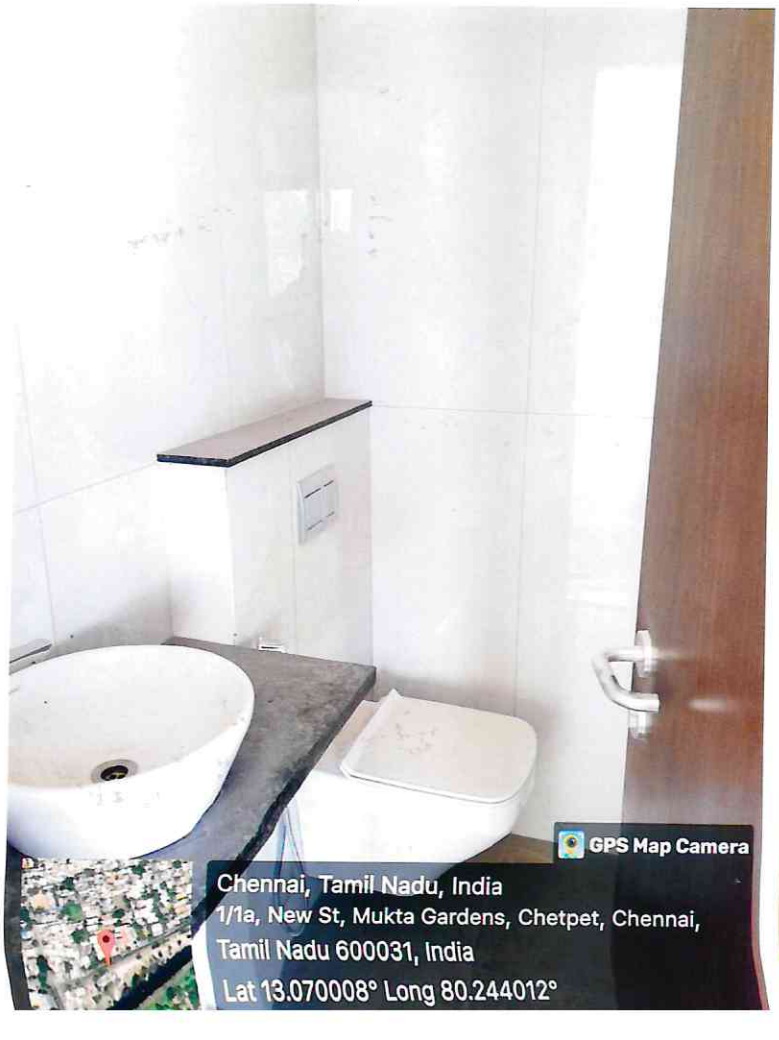

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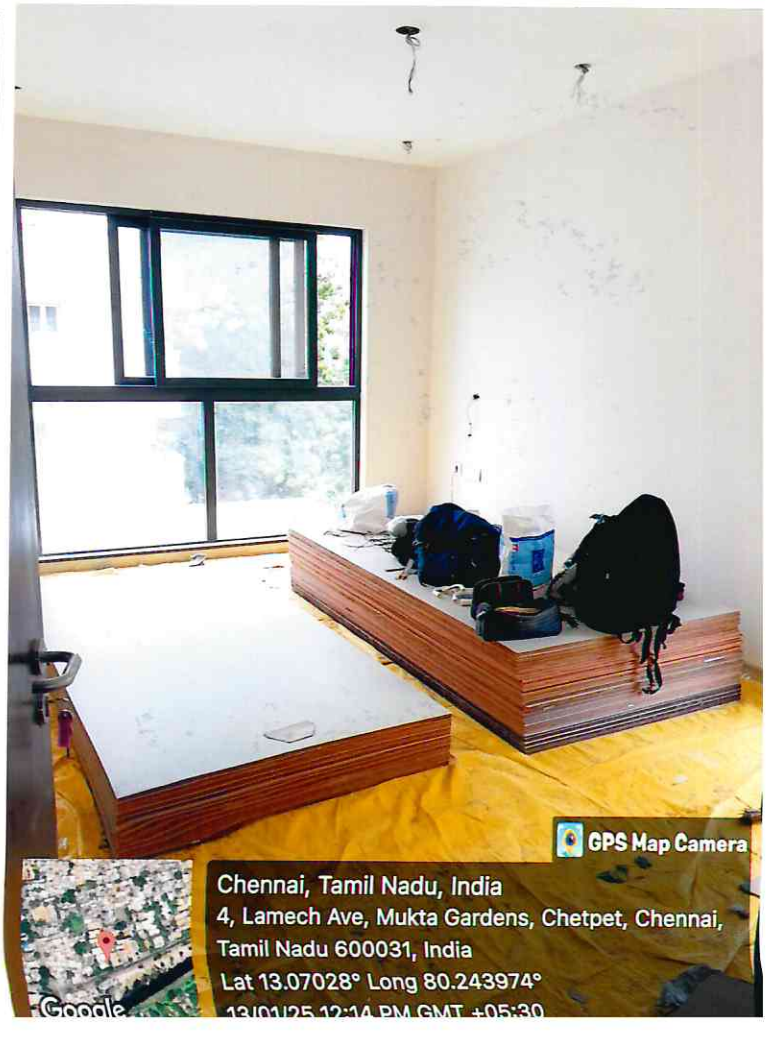

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Google


GPS Map Camera
Chennai, Tamil Nadu, India
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Google


GPS Map Camera
Chennai, Tamil Nadu, India
9, Lamech Ave, Mukta Gardens, Chetpet, Chennai,
Tamil Nadu 600031, India
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Google


GPS Map Camera
Chennai, Tamil Nadu, India
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Tamil Nadu 600031, India
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Google


GPS Map Camera
Chennai, Tamil Nadu, India
1/1a, New St, Mukta Gardens, Chetpet, Chennai,
Tamil Nadu 600031, India
Lat 13.070008° Long 80.244012°


GPS Map Camera
Chennai, Tamil Nadu, India
4, Lamech Ave, Mukta Gardens, Chetpet, Chennai,
Tamil Nadu 600031, India
Lat 13.07028° Long 80.243974°
13/01/25 12:14 PM GMT +05:30
Google

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57

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

1924 - 2023

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	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-I/312/2024 **Dated: 25-09-2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 5 Floors Residential building with 10 dwelling units at Old Door 2, New Door No.3, Lemech Avenue, Chetpet, Chennai-31 comprised in Old S.No.654part, R.S.No.408/2, T.S.No.408/13, 408/27, Block No.25 of Egmore village Chennai, within the limit of Greater Chennai Corporation– Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. OL-PP/NHRB/108/2022, in letter No. CMDA/PP/NHRB/N/586/2022 dated 29.12.2022 in Planning Permit No.OL-112 availing with Premium FSI.
2. TNRERA NOC issued in letter No.TNRERA/02523/2023 and registration No.TN/29/Building/187/2023 dt.04.05.2023.
3. Completion Certificate Application received on 29.07.2024.
4. This office letter even no. dated 27.08.2024 addressed to the applicant.
5. Applicant letter dated 09.09.2024 along with additional Development Charges and I & A charges remitted in CMDA Receipt No C-102338 dated 28.08.2024.
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.Vishranthi Homes (P) Ltd., Authorised Signatory Thiru.C.R.Devendra, GPA of Thiru.V.Murali and Thiru.V.G.Suresh has constructed Stilt floor + 5 Floors Residential building with 10 dwelling units at Old Door 2, New Door No.3, Lemech Avenue, Chetpet, Chennai-31 comprised in Old S.No.654part, R.S.No.408/2, T.S.No.408/13, 408/27, Block No.25 of Egmore 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 approved plan and satisfies the Norms for issue of the Completion Certificate as per the TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I/ 329 /2024, dated: 25-09-2024.**

/pto/

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

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 TNCDBR 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 its 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 1st cited).

Yours faithfully,

25/09/24

for MEMBER-SECRETARY

P. Surya
25/9/24

Copy to:

1 M/S.Vishranthi Homes (P) Ltd.,
Authorised Signatory Thiru.C.R.Devendra,
GPA of Thiru.V.Murali and
Thiru.V.G.Suresh,
Door No.45, 1st Floor,
K.B.Dasan Road,
Vinayaka Tower, Teynampet,
Chennai-600 018.

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

TNRERA NOC issued in letter No.TNRERA/02523/2023 and registration No.TN/29/Building/187/2023 dt.04.05.2023. The registration shall be valid for a period from **07.02.2028.**

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

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

KASA
DESIGN
COLLECTIVE

FORM-4A

ARCHITECT'S CERTIFICATE

Date: 09.10.2024

To

M/s Vishranthi Homes Pvt Ltd
"Vinayaga Tower", First Floor,
New No.45 and Old No.21,
K.B. Dasan Road,
Teynampet,
Chennai – 600 018.

Subject: Certificate of Completion of Construction Work of Building named as SVASTI, the Building of the Project (TNRERA Registration No.TN / 29/ Building / 187 / 2023 dated 04.05.2023) situated at New Door No.3 and Old Door No.2, originally Plot No.2, Lamech Avenue, Chetpet, Chennai-600 031, comprised in Old S.No.654 (Part), R.S.No.408/2 (Part) and as per Patta R.S.No.408/13 and now as per Patta R.S.Nos.408/13 and 408/27, Block No.25, situated in Egmore Village, Egmore Taluk, Chennai District, demarcated by its boundaries (latitude 13°04'12.8"N and longitude 80°14'35.9"E) to the North by: Plot No.3 – as per Patta R.S.No.408/21, to the South by: Plot No.1 – as per Patta R.S.No.408/22, to the East by: 30 Feet Wide Road – now Lamech Avenue – as per Patta R.S.No.408/2 and to the West by: S.No.409 – as per Patta R.S.No.409, within the Registration District of Chennai Central and Sub-Registration District of Periamet, measuring, an extent of 891.86 sq.mts. area being developed by M/s. Vishranthi Homes Pvt Ltd.

Sir,

We have undertaken assignment as Architect of certifying completion of Construction Work of the Building SVASTI, situated at New Door No.3 and Old Door No.2, originally Plot No.2, Lamech Avenue, Chetpet, Chennai-600 031, comprised in Old S.No.654 (Part), R.S.No.408/2 (Part) and as per Patta R.S.No.408/13 and now as per Patta R.S.Nos.408/13 and 408/27, Block No.25, situated in Egmore Village, Egmore Taluk, Chennai District, measuring, an extent of 891.86 sq.mts area being developed by M/s Vishranthi Homes Pvt Ltd.

2. Following technical professionals have been appointed by Promoter:

(i) M/s. KASA DESIGN COLLECTIVE, Thiru. N. KARTHIKEYAN, B.Arch, as Architect/Engineer
(ii) Thiru.Dr.ALEX JACOB, (B.E., M.Tech (Str), Ph.D (Hon), M.I.E. (Aust), M.I.E. (Ind)), as Structural Consultant
(iii) In house consultant of M/s.Vishranthi Homes Pvt. Ltd as MEP Consultant
(iv) Thiru. SELVAKUMAR, as Site Supervisor/Clerk of Works

AR KARTHIKEYAN. N
COUCIL OF ARCHITECTURE NUMBER
CA/2012/56723

KASA
DESIGN
COLLECTIVE

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, we hereby certify that the Building SVASTI 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 Building SVASTI is granted Completion Certificate bearing No.EC / North-I/ 329 / 2024 dated 25.09.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

AR KARTHIKEYAN. N
COUCIL OF ARCHITECTURE NUMBER
CA/2012/56723

Signature
N. KARTHIKEYAN, B.Arch.,
CA / 2012 / 56723

official seal

Dr. ALEX JACOB
B.E., ..Tech (Str).,Ph.D (Hon).,Dip. Bdg.Sc (Aust)., M.I.E (Aust), M.I.E (Ind)
CONSULTING ENGINEER
Old No.41/A, New No.70, Beach Road,Kalakshetra Colony,
Besant Nagar, Chennai - 600 090.

044 - 24910945
+91-98401 59550
alexjacobuc@gmail.com
www.unitedconsultants.in

17.01.2025

FORM-4B

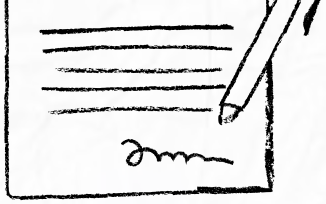
STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

This is to certify that I have carried out assignment as Structural Engineer for the detailed structural design for the Residential building named as "SVASTI" of the building comprising of Stilt floor parking + 5 floors with 10 dwelling units situated in the land bearing Block No.25, situated at New Door No.3 and Old Door No.2, originally Plot No.2, Lamech Avenue, Chetpet, Chennai-600 031, Egmore Village, Egmore Taluk, Chennai District.

It is certified that the building has been designed as a RCC framed structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and service ability 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.

(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-I/19/02/001
REG No. RSE100392019



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

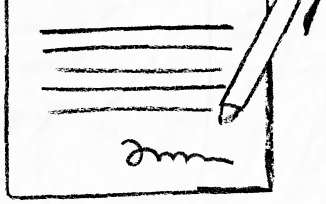
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions 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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate