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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s Appaswamy Real Estates Limited & M/s IVAR Estates Private Limited
Project Name	:	HARIDRA
Project Registration No.	:	TN/29/Building/0221/2023
Project Registration Date	:	19-05-2023
Project Completion Date	:	31-12-2024
Quarter Ending	:	December 2024.

RERA Separate Bank A/c Details

Bank Name	:	RBL BANK LTD.,
Bank Branch	:	T. NAGAR
Bank A/c No.	:	407401701934

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.29,30,88,375.96
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.29,30,88,375.96
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	13	1996.28
	b) UDS Registered	7	413.77 (UDS)

For APPASWAMY REAL ESTATES LTD


Authorized Signatory / Director

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A1	Yes	No
2.	B1	Yes	Yes
3.	C1	Yes	Yes
4.	A2	No	No
5.	B2	Yes	Yes
6.	C2	Yes	No
7.	A3	Yes	No
8.	B3	Yes	Yes
9.	C3	Yes	No
10.	A4	Yes	Yes
11.	B4	No	No
12.	C4	Yes	No
13.	A5	Yes	Yes
14.	B5	Yes	No
15.	C5	Yes	Yes

B. Construction

Sl. No.	Description	Block / Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block -1	- All slabs completed - Block work and plastering completed. - All Joinery works completed. - All floor marble and tiles work completed. - Balcony railing work completed. - Internal painting work completed. - Plumbing and electrical work completed. - External painting works completed.

For APPASWAMY REAL ESTATES LTD

[Signature]
Authorised Signatory / Director



			- Main Building Outer Block Work Completed - Main Building Outer Plastering Work Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	N/A	N/A
3.	Status of other Common Amenities as indicated in the Construction Agreement		N/A

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.25,60,05,000
2.	Percentage of completion of Common Amenities N/A	 N/A

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

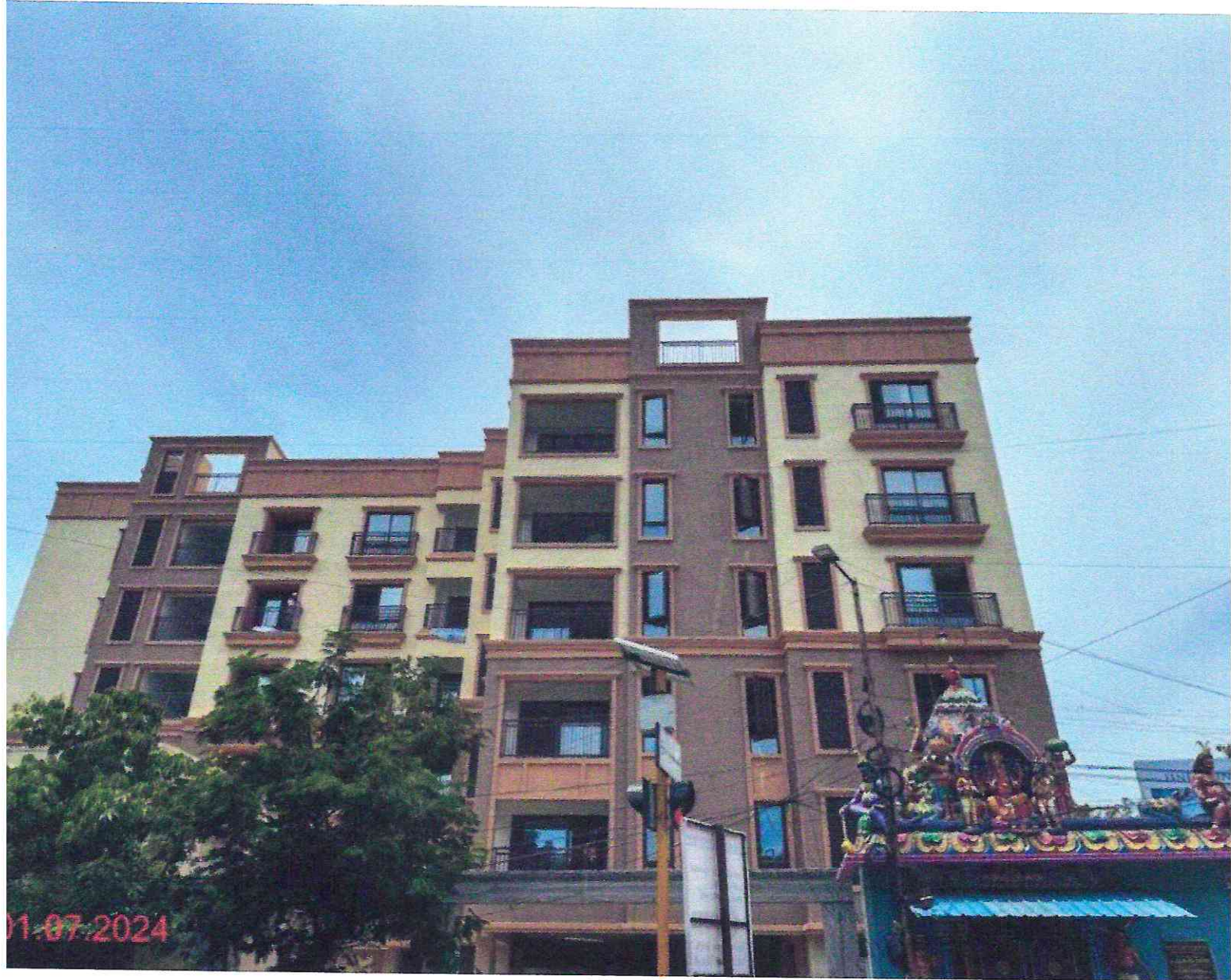
For APPASWAMY REAL ESTATES LTD


Authorised Signatory / Director

Signature of Promoter

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.

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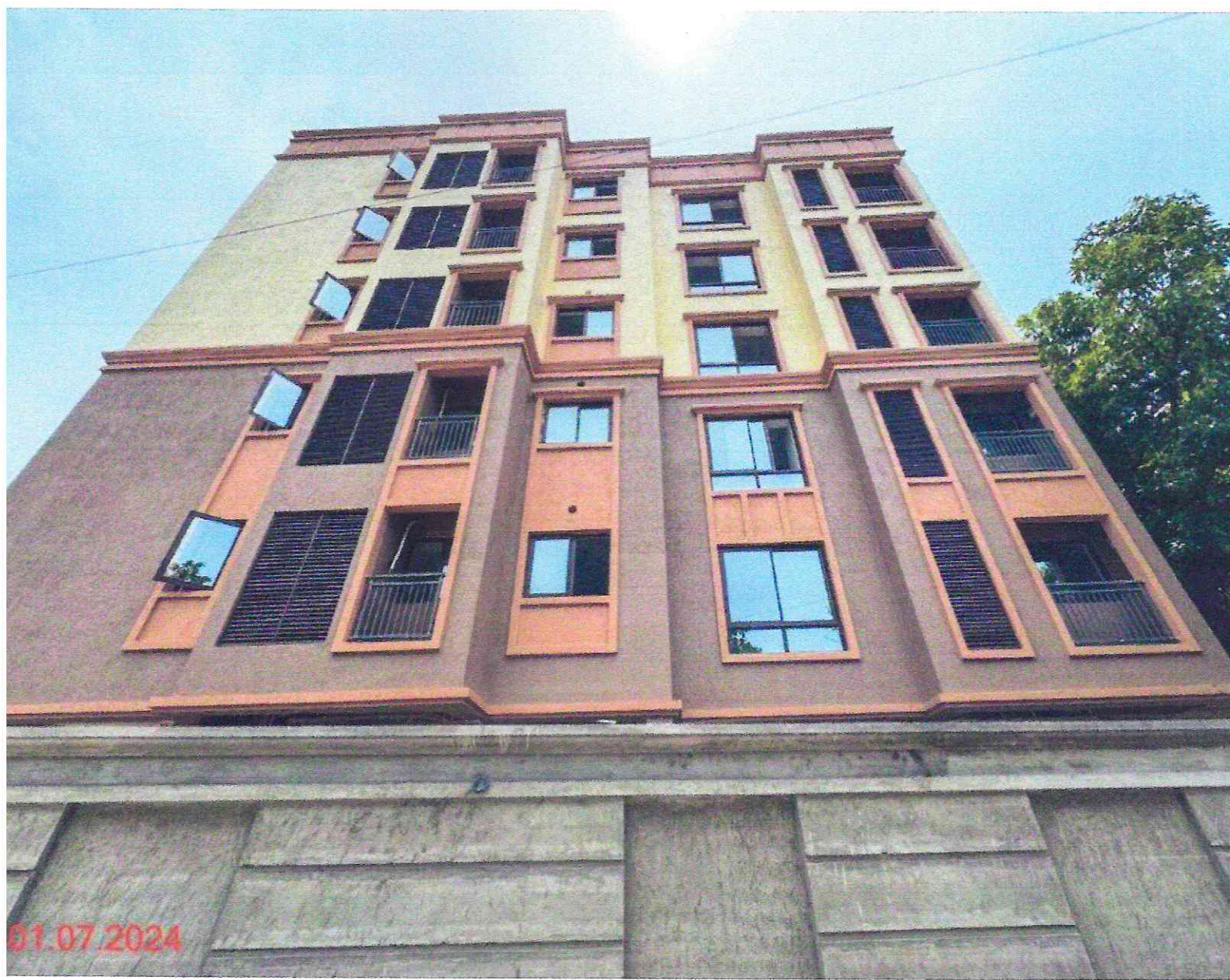
For APPASWAMY REAL ESTATES LTD

[Signature]
Authorised Signatory / Director

For IVAR ESTATES PRIVATE LTD

[Signature]
Authorised Signatory / Director

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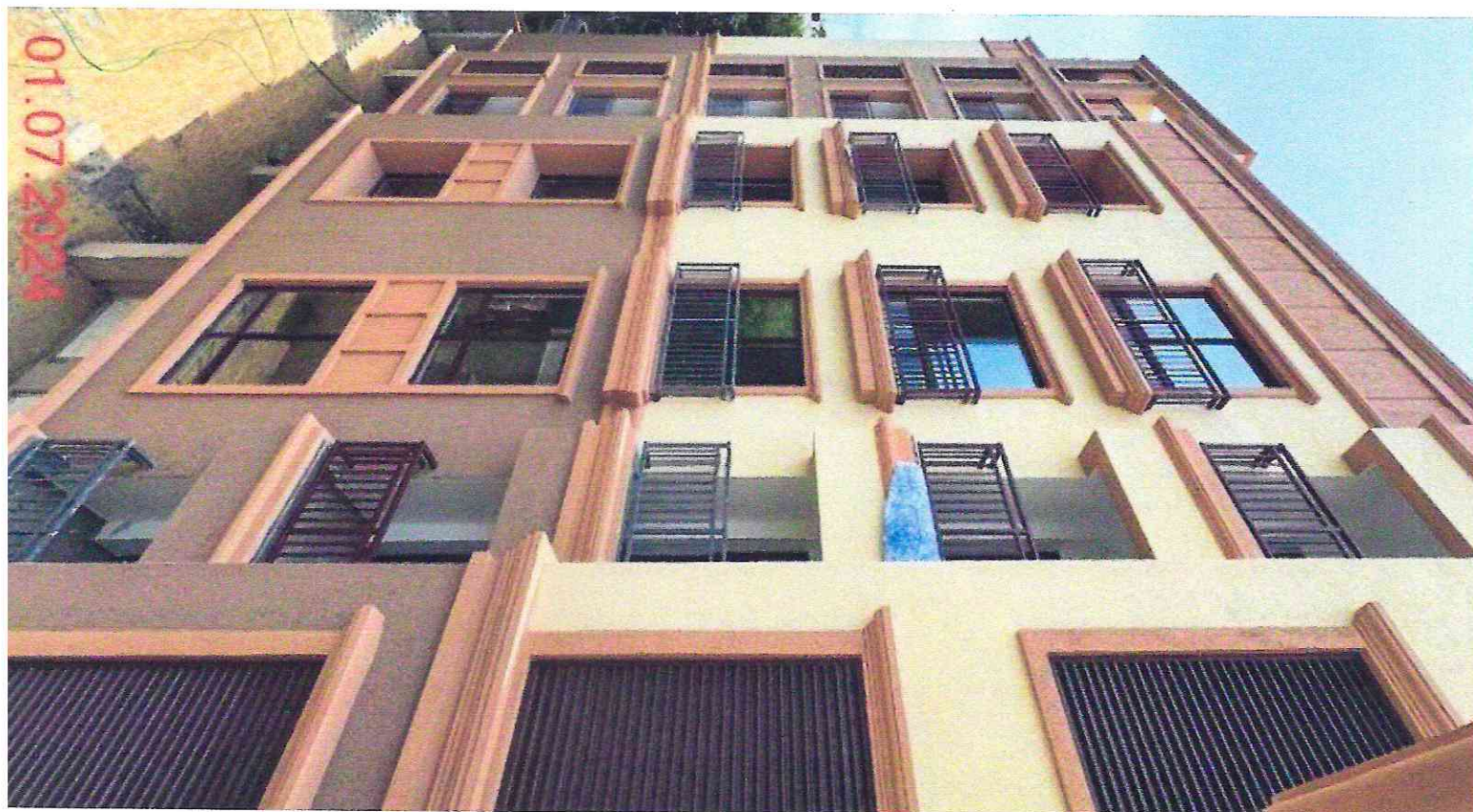
For APPASWAMY REAL ESTATES LTD

[Signature]
Authorised Signatory / Director

For IVAR ESTATES PRIVATE LTD

[Signature]
Authorised Signatory / Director

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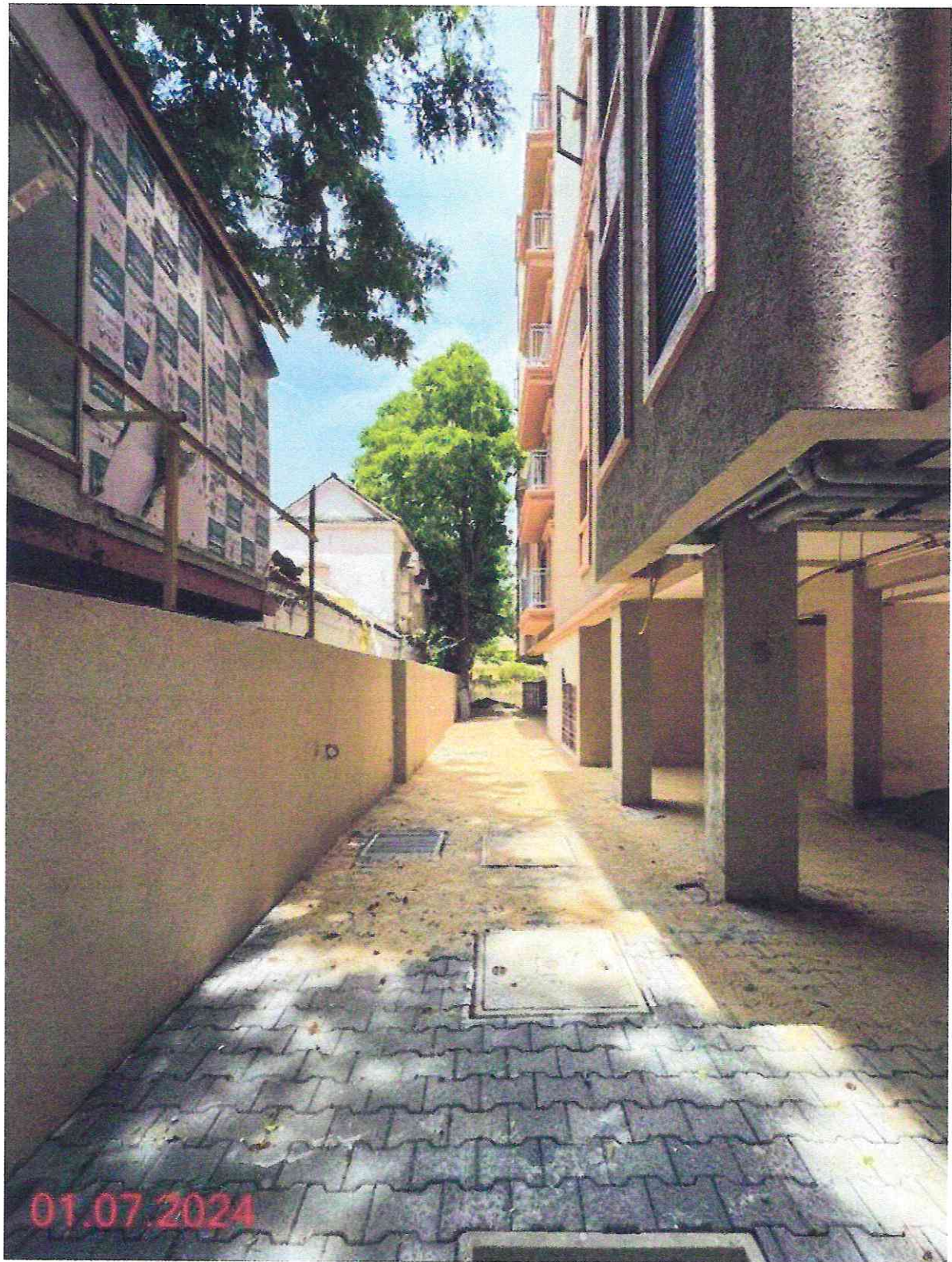


For APPASWAMY REAL ESTATES LTD

[Signature]
V.S.S. Authorised Signatory / Director

For IVAR ESTATES PRIVATE LTD

[Signature]
V.S.S. Authorised Signatory / Director



For APPASWAMY REAL ESTATES LTD

J. S. S. K. S.
Authorised Signatory / Director

For IVAR ESTATES PRIVATE LTD

J. S. S. K. S.
Authorised Signatory / Director



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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கலைஞர்
100
1924 - 2023

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/NHRB/S/0219/2024

Dated: 18.07.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential building with 15 dwelling units availing Premium FSI at Door No.151 (83/2) & 153 (83/3), Thiru.Vi.Ka. High Road (Royapettah High Road) and Thiru.Vi.Ka 1st Lane, Mylapore, Chennai-600 004 in R.S.No. 1826/12 & 1826/17, Block No.37 of Mylapore Village within the limit of Greater Chennai Corporation – 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. OL-PP/NHRB/0112/2023 dated 24.03.2023 in Planning Permit No. OL-00239 in letter No.CMDA/PP/NHRB/S/0696/2022 dated 24.03.2023.
 3. TNRERA letter No. TNRERA/04132/2023 dated 19.05.2023 with Registration No. TN/29/Building/0221/2023 dated 19.05.2023.
 4. Completion Certificate Application received from M/s. Ivar Estates Pvt Ltd, Rep by its Authorized Signatory P.Paneerselvam & P.Paneerselvam, GPA for R.Narayanaswamy alias Ravi vide No. CMDA/CC/NHRB/S/0219/2024 dated 31.05.2024.
 5. This office DC Advice letter even No. dated 04.07.2024.
 6. Applicant letter dated 08.07.2024 enclosing the remittance of Additional Development Charges and Infrastructure & Amenities Charges remitted vide CMDA Receipt No. B0025867 dated 08.07.2024.

This is to certify that M/s. Ivar Estates Pvt Ltd, Rep by its Authorized Signatory P.Paneerselvam & P.Paneerselvam, GPA for R.Narayanaswamy alias Ravi has completed the construction of Stilt Floor + 5 Floors Residential building with 15 dwelling units availing Premium FSI at Door No.151 (83/2) & 153 (83/3), Thiru.Vi.Ka. High Road (Royapettah High Road) and Thiru.Vi.Ka 1st Lane, Mylapore, Chennai-600 004 in R.S.No. 1826/12 & 1826/17, Block No.37 of Mylapore Village within the limit of Greater Chennai Corporation 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 Rule 20(6) Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/254/2024 dated 18.07.2024.

p.t.o.

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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.11).

Yours faithfully,


for MEMBER-SECRETARY
19/07/24

Copy to:

1. M/s. Ivar Estates Pvt Ltd, Represented by its Authorized Signatory P.Paneerselvam and P.Paneerselvam GPA for R.Narayanaswamy alias Ravi, Flat No.E6, Nandhini Apartments, Plot No.61/26, Moosa Street, T.Nagar, Chennai – 600 017.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/04132/2023 dated 19.05.2023
with Registration No.
TN/29/Building/0221/2023 dated
19.05.2023)
(For Refund of Security Deposit for
Building and Display Board)
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

- (i) The Original Cash Receipt No. CMDA/PP/Ch/10288/2023 dated 23.03.2023 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 applicants are to be furnished.

ARCHITECT'S CERTIFICATE

Date: 08-10-2024

To
M/s. Appaswamy Real Estates Limited,
No.3, Mangesh Street,
T Nagar, Chennai-600 017.

Subject: Certificate of Completion of Construction Work of Building Block No.37 of the Building of the "HARIDRA" Project (TNRERA Registration Number TN/29/Building/0221/2023, dated 19.05.2023) situated on the Land bearing R.S.No.1826/12 & 1826/17, Block No.37 Door No.151 (83/2) & 153 (83/3), Thiru.Vi.Ka. High Road (Royapettah High Road) and Thiru.Vi.Ka. 1st Lane, Mylapore, Chennai-600 004 demarcated by its boundaries (latitude and longitude of the end points) Latitude 13°02'25.5"N North to South and Longitude-80.16°05.4"E East to West of Mylapore Village, Mylapore Taluk, Chennai District-600 004 measuring 879 sq.mts. area, being developed by M/s. Appaswamy Real Estates Limited.

Sir,

1. I have undertaken assignment as Architect certifying completion of Construction Work of "HARIDRA" Project Block No.37 of the Building (Total 19 flats) in Stilt Floor + 5 Floors residential building with 15 dwelling units situated on the R.S.No.1826/12 & 1826/17, Door No.151 (83/2) & 153 (83/3) of Mylapore Village, Mylapore Taluk, Chennai-600 004 Chennai District within the limits of Greater Chennai Corporation, Chennai measuring 879 sq.mts. area, being developed by M/s. Appaswamy Real Estates Limited.
2. Following technical professionals are appointed by Promoter:
 - (i) Thiru. A. Venkatakrishnan as Architect
 - (ii) Thiru. P. Jegatheesan as Structural Engineer
 - (iii) Thiru. P. Balamurugan as MEP Consultant
 - (iv) Thiru. M. Ramakrishnan as Site Supervisor
3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my knowledge, I hereby certify that Block No.37 of the Building (Total 19 flats) in Stilt Floor + 5 Floors residential building with 15 dwelling units situated on the R.S.No.1826/12 & 1826/17, Door No.151 (83/2) & 153 (83/3) of Mylapore Village, Mylapore Taluk, Chennai-600 004 Chennai District within the limits of Greater Chennai Corporation, Chennai 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 Block No.37 of the Building (Total 19 flats) in Stilt Floor + 5 Floors residential building with 15 dwelling units situated on the R.S.No.1826/12 & 1826/17, Door No.151 (83/2) & 153 (83/3) of Mylapore Village, Mylapore Taluk, Chennai-600 004 is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0219/2024, dated 18-07-2024 by Member Secretary, Chennai Metropolitan Development Authority, "Thalamuthu Natarajan Building", No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.

Yours faithfully,


A. VENKATAKRISHNAN, B.ARCH.,
C.A.No.CA/83/7687 **ARCHITECT LICENSED SURVEYOR**
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044 - 2457 2457



FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, P. Jegatheesan, have undertaken assignment as Structural Engineer for the detailed design and construction of the building Block No.37 in Stilt Floor + 5 Floors residential building with 15 dwelling units of the building comprising of Stilt + 5 floors situated in the land bearing R.S.Nos.1826/12 & 1826/17, Door No.151 (83/2) & 153 (83/3), Thiru.Vi.Ka. High Road (Royapettah High Road) and Thiru.Vi.Ka. 1st Lane, Mylapore Village, Mylapore Taluk, Chennai-600 004.

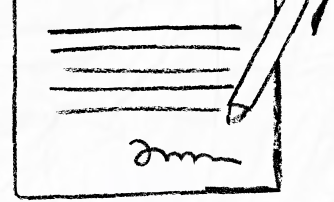
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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

Yours faithfully,

P. JEGATHEESAN

P. JEGATHEESAN, M.E., (Struct.)
REGISTERED STRUCTURAL ENGINEER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REGISTRATION No. SE/GR-I/19/03/027
NEW No.31, (OLD No.14), BESANT AVENUE,
ADYAR, CHENNAI - 600 020.
E-Mail : jegatheesan@buroengineers.in
Mobile: + 91 9962545631



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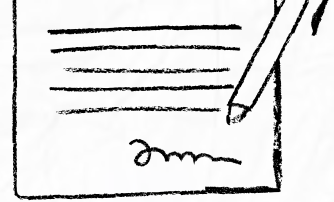
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