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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s.THE NEST
Project Name	:	THE NEST COSMOS
Project Registration No	:	TN/29/Building/0225/2023
Project Registration Date	:	23.05.2023 ✓
Project Completion Date	:	31.03.2025 ✓
Quarter Ending	:	MARCH - 2025



RERA Separate A/c Details

Bank Name	:	AXIS BANK
Bank Branch	:	CHOOЛАIMEDU
Bank A/c. No	:	923020014871205 ✓

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.21,53,81,311 /-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.21,53,81,311 /-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Statement is 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	44	4906.17 Sq.m
	b) UDS Registered	44	1624.86 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.	A1	YES	YES
2.	A2	YES	YES
3.	A3	YES	YES
4.	A4	YES	YES
5.	A5	YES	YES
6.	A6	YES	YES
7.	A7	YES	YES
8.	A8	YES	YES
9.	A9	YES	YES
10.	B1	YES	YES
11.	B2	YES	YES
12.	B3	YES	YES
13.	B4	YES	YES
14.	B5	YES	YES
15.	B6	YES	YES
16.	B7	YES	YES
17.	B8	YES	YES
18.	B9	YES	YES
19.	C1	YES	YES
20.	C2	YES	YES
21.	C3	YES	YES
22.	C4	YES	YES
23.	C5	YES	YES



24.	C6	YES	YES
25.	C7	YES	YES
26.	C8	YES	YES
27.	C9	YES	YES
28.	D1	YES	YES
29.	D2	YES	YES
30.	D3	YES	YES
31.	D4	YES	YES
32.	D5	YES	YES
33.	D6	YES	YES
34.	D7	YES	YES
35.	D8	YES	YES
36.	D9	YES	YES
37.	E1	YES	YES
38.	E2	YES	YES
39.	E3	YES	YES
40.	E5	YES	YES
41.	E6	YES	YES
42.	E7	YES	YES
43.	E8	YES	YES
44.	E9	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor wise	1	100% Completed
2.	Status of common Amenities for each Block/Tower, Item wise as per approved plan	Automated Lift, Rain water harvesting & Indoor Games	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	CCTV, Security Room, 24/7 Electricity Back up, Peripheral lighting, Leisure area, Children's play area, 24 hours security, Intercom & Gym.	100% Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Completed Rs.1850 Lakhs
2.	Percentage of Completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Completed Rs.88.43 Lakhs

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

For THE NEST

Managing Partner

Signed by Promoter

SITE PHOTOS (Outer view)

Project Name	:	THE NEST COSMOS
Project Registration No	:	TN/29/Building/0225/2023



SITE PHOTOS (Outer view)

Project Name	:	THE NEST COSMOS
Project Registration No	:	TN/29/Building/0225/2023



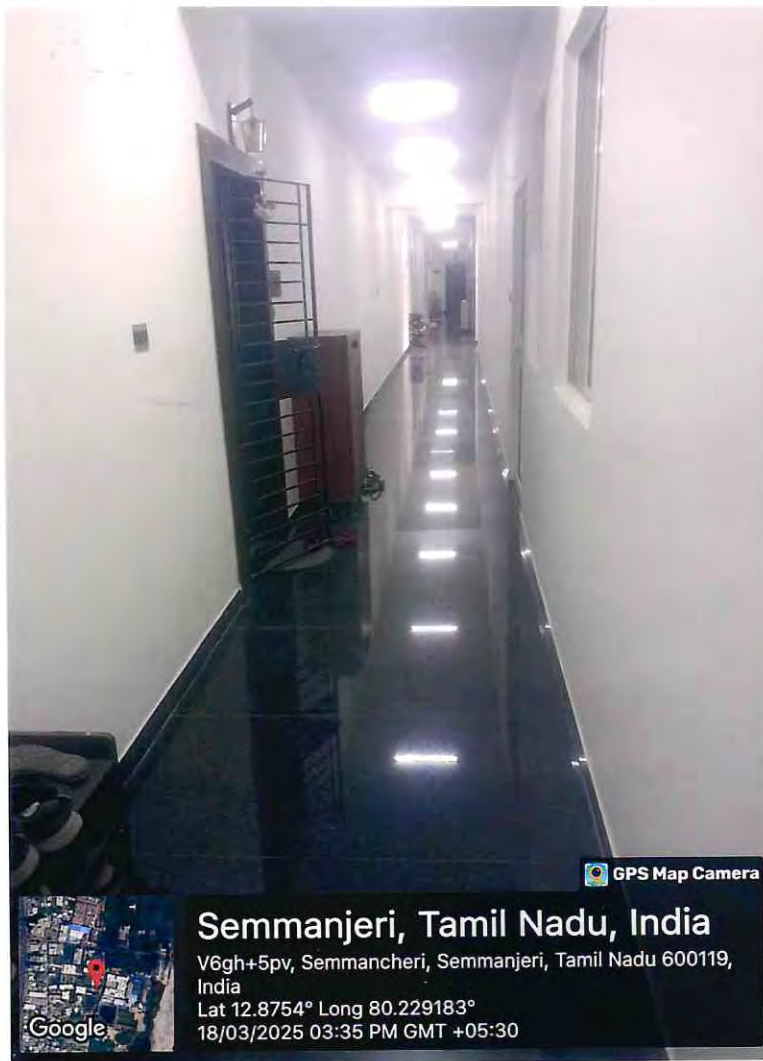
SITE PHOTOS (Outer view)

Project Name	:	THE NEST COSMOS
Project Registration No	:	TN/29/Building/0225/2023

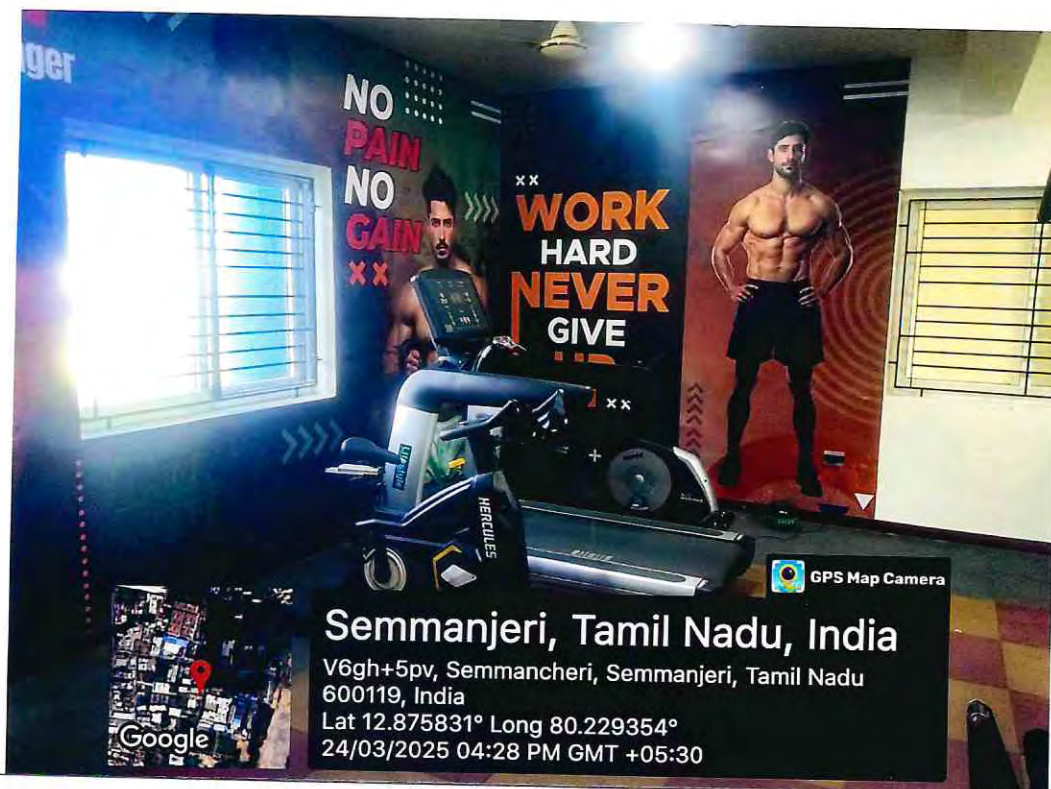
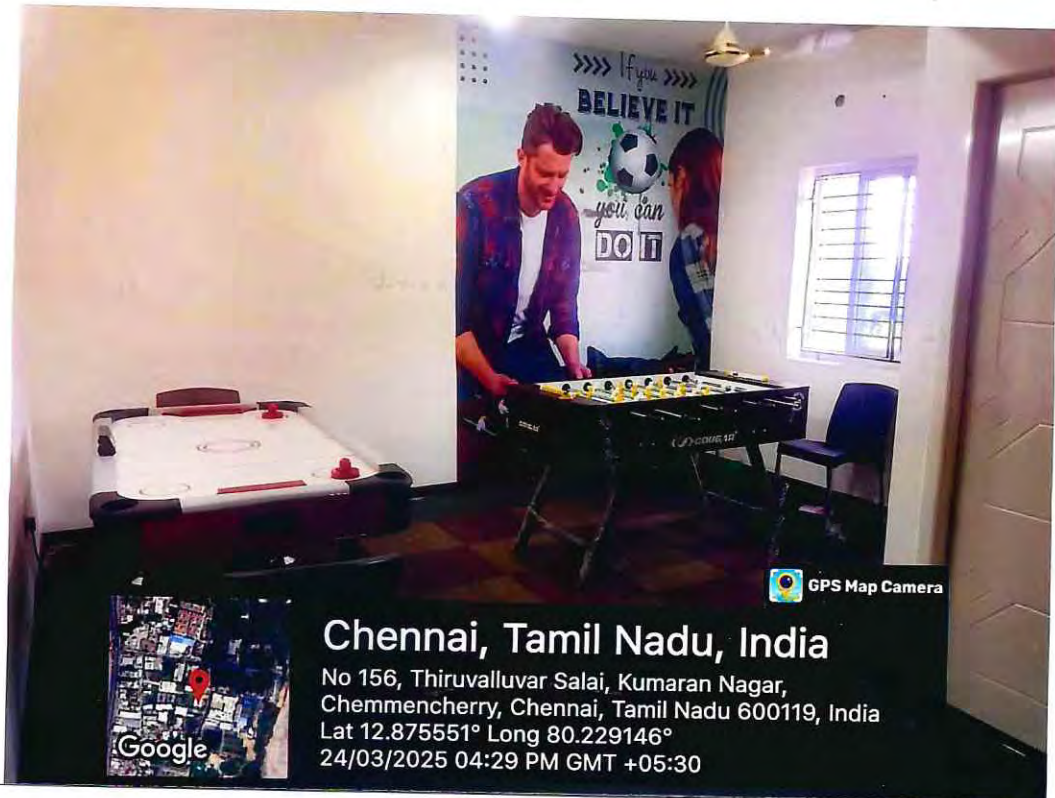


SITE PHOTOS (Inner view)

Project Name	: THE NEST COSMOS
Project Registration No	: TN/29/Building/0225/2023



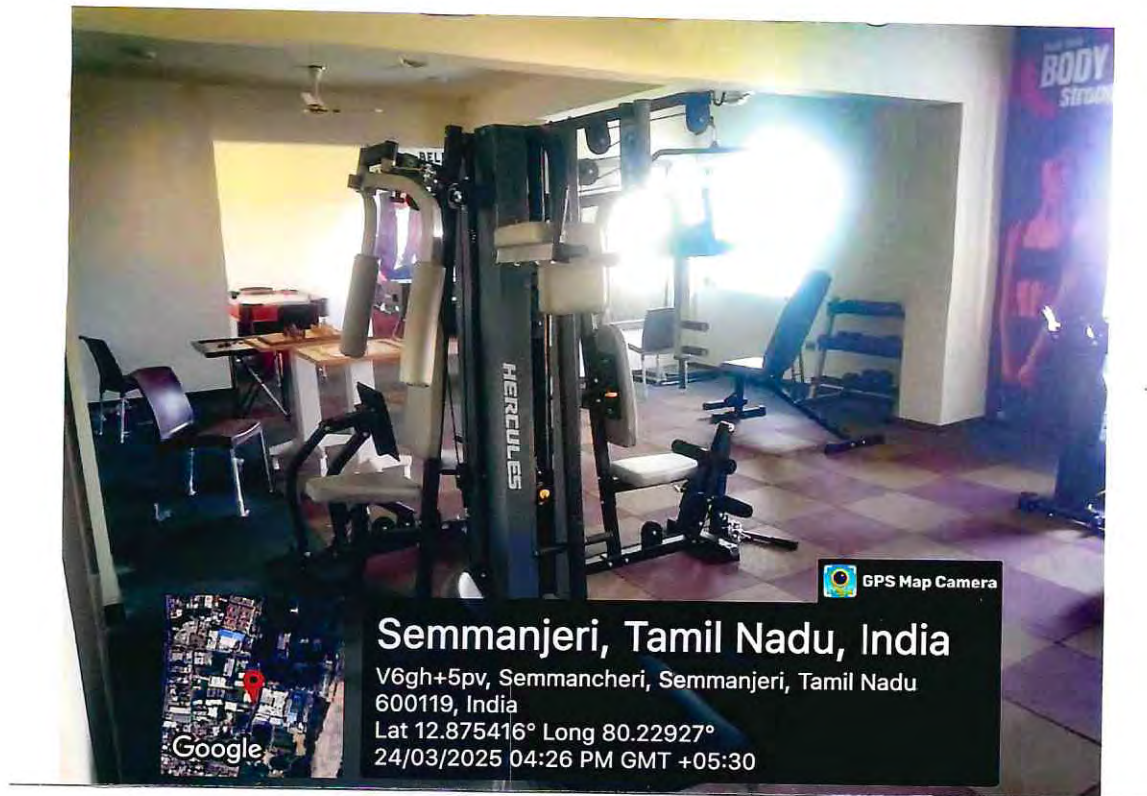
AMENITIES



AMENITIES



AMENITIES



AMENITIES





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கலைஞர்
100
BY RPAD
1924 - 2023

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
Chitadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0302/2024

Dated:04.10.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential building with 44 dwelling units (Indoor Games Room on 5th Floor) availing Premium FSI at Pondicherry Pattai Road, Semmencheri, Chennai – 600 119 comprised in Old S.No.7/3, T.S.No.8, Block No.5, Ward-E of Semmencheri Village, Sholinganallur Taluk within the limits 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 vide No.OL-PP/NHRB/0147/2023 in Planning Permit No.OL-00277 in letter No.CMDA/PP/NHRB/S/0023/2023 dated 19.04.2023.
 3. Online Completion Certificate Application received from M/s.The Nest, Represented by the Managing Director Thiru.M.Shanker Ganesh for Tmt.N.Manimegalai and Tmt.N.Anitha dated 20.07.2024.
 4. This office D.C.Letter even No.dated 11.09.2024.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026113 dated 12.09.2024 along with enclosures.

This is to certify that M/s.The Nest, Represented by the Managing Director Thiru.M.Shanker Ganesh has Completed the Construction of Stilt Floor + 5 Floors Residential building with 44 dwelling units (Indoor Games Room on 5th Floor) availing Premium FSI at Pondicherry Pattai Road, Semmencheri, Chennai – 600 119 comprised in Old S.No.7/3, T.S.No.8, Block No.5, Ward-E of Semmencheri Village, Sholinganallur Taluk within the limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

CMDA/CC/NHRB/S/0302/2024

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 343 / 2024, dated 04.10.2024.

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 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 have signed in the Plan to ensure the safety after construction and also for the 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,


for MEMBER-SECRETARY
04/10/24

Copy to:

1. M/s.The Nest, Represented by the Managing Director Thiru.M.Shanker Ganesh for Tmt.N.Manimegalai and Tmt.N.Anitha,
Door No.15/6, Kamaraj Nagar 4th Street,
Choolaimedu, Chennai-600 042.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA letter No.TNRERA/03752 /2023 dated 23.05.2023 with Registration No. TN/29/Building/0225/2023 dated 23.05.2023 for the project under reference issued in favour of "The Nest Builders" which is valid up to March 2025.)

(For Refund of Security Deposit for Building, Septic Tank and Display Board)

For Web-hosting

Note:

- (i) The copy of CMDA's Cash Receipt No.CMDA/PP/Ch/10336/2023 dt.24.03.2023 for the payment of Security Deposit has been surrendered for a refund by the applicant.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

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

Date: 25.03.2025

To
M/s. THE NEST,
Rep.by its Managing Partner Mr.M.Shanker Ganesh,
New No.15, Old No.6,
Kamarajar Nagar 4th Street,
Choolaimedu, Chennai – 600 094.,

Subject: Certificate of Completion of Construction Work of THE NEST COSMOS Building, 1 Block of the Building of the Project (TNRERA Registration Number. TN/29/Building/0225/2023, dated 23.05.2023) situated at Old S.No.7/3, T.S.No.8, Block No.5, Ward No.E, demarcated by its boundaries (latitude and longitude of the end Points) to the North to the South 12.87551" to the East to the West 80.22930" of Pondicherry Pattai Road, Semmencheri Village, Sholinganallur Taluk, Chennai District measuring 1624.86 sq.mts., area being developed by M/s. THE NEST.

Sir,

I Mrs.M.SATHYA have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of THE NEST COSMOS Building, 1 Block of the Building situated at Old S.No.7/3, T.S.No.8, Block No.5, Ward No.E, Pondicherry Pattai Road, Semmencheri Village, Sholinganallur Taluk, Chennai District measuring 1624.86 sq.mts., area, being Developed by M/s. THE NEST .

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

- (i) Tmt.P.ELANKANI as Architect
- (ii) Thiru.N.KANAGAVEL as Structural Consultant
- (iii) Thiru.KARTHI.V as MEP Consultant
- (iv) Thiru.N.VELMANI as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that THE NEST COSMOS Building, 1 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 NEST COSMOS Building, 1 Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0302/2024, dated 04.10.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

M. SATHYA

M. SATHYA
Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. CA/2013/60713)

13

N. KANAGAVEL M.E., M.B.A., MIE., FIV.,
Chartered Engineer, Registered Structural Engineer Grade-I

CA-12, Tarangini Complex, Ambattur Industrial Estate,
(Mugappair West,) Chennai - 600 058.
Mobile : 94440 - 61295
E-mail : kanagavelchennai@gmail.com

FORM-4B

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

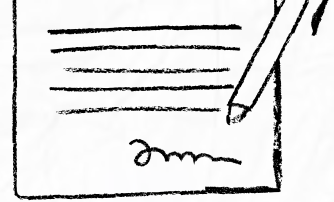
I, N.KANAGAVEL have undertaken assignment as Structural Engineer for the detailed design and construction of the building THE NEST COSMOS, 1Block of the building comprising of Five Floors situated at Old S.No.7/3, T.S.No.8, Block No.5, Ward No.E, Pondicherry Pattai Road, Semmencheri Village, SholinganallurTaluk, Chennai District PIN - 600 119.

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,


24/03/2025
N. KANAGAVEL M.E., M.B.A., MIE., FIV.
Registered Structural Engineer Grade-I
CMDA Reg.No. SE/GR-I/19/03/049
GCC Reg.No.RSE100022019
CA-12, Tarangani Complex,
Ambattur Industrial Estate
Mogappair West, Chennai-600 058



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Property Development & Approvals

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



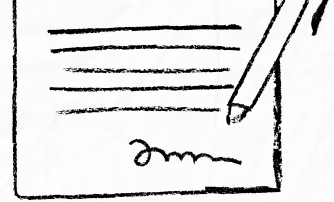
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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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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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