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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**M/S ASSOCIATED ENGINERING CONCERNS**
Project Name	:	**AEC PRASHANTH APARTMENTS**
Project Registration No.	:	**TN/29/Building/0024/2023**
Project Registration Date	:	12/01/2023
Project Completion Date	:	16/07/2024
Quarter Ending	:	(~~March~~/~~June~~/September/~~December~~) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	ICICI Bank
Bank Branch	:	Nanganallur
Bank A/c No.	:	005405008787

Amount collected from the allottees and deposited in the RERA A/c	:	Rs.1,98,00,783/-
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	Rs.1,98,00,783/-
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	3 Nos	207.42 Sq.m
	b) UDS Registered	3 Nos	116.16 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.	9	yes	yes
2.	10	yes	yes
3.	11	No	No
4.	12	yes	yes

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	100% 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.	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 % completed Rs. 400 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	N.A.

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

G. MURALIDHARAN, B.Com., FCA
Flat-3, Nandhil Flats, 6, New Colony, 11th Street, Adambakkam, Chennai-88. Membership No. 205587
Chartered Accountant

For ASSOCIATED ENGINEERING CONCERNS

Partner

Signed by Chartered Accountant

Signed by Promoter

Quarterly Progress Report

Promoter's Name	:	M/S ASSOCIATED ENGINERING CONCERNS
Project Name	:	AEC PRASHANTH APARTMENTS
Project Registration No	:	TN/29/Building/0024/2023
Quarter Ending	:	September 2024

PHOTOS TAKEN ON 11/09/2024



For ASSOCIATED ENGINEERING CONCERNS

Partner

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For ASSOCIATED ENGINEERING CONCERNS

Partner

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For ASSOCIATED ENGINEERING CONCERNS,

Partner

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

கலைஞர் 100
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 Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0175/2024 **Dated: 16.07.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 3 Floors Residential building with 12 dwelling units availing Premium FSI at New Door No.8, Old No.12, Plot No.485 (W) 22nd Link Street, 3rd Main Road, Indira Nagar, Adyar, Chennai - 20 comprised in T.S.No.11, Block No.19, R.S.No.58/2 part & 58/4 part (as per patta) S.No.58 part (as per document) of Thiruvanmiyur 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. PP/NHRB/250/2022 dated 24.08.2022 in Permit No.15027 in letter No. PP/NHRB/S(B2)/0169/2022 dated 24.08.2022.
3. TNRERA letter No.TNRERA/16859/2022 dated 12.01.2023 with Registration No. TN/29/Building/0024/2023 dated 12.01.2023.
4. Completion Certificate Application received from M/s. Associated Engineering concerns Represented by its partner Thiru.H.Natarajan, GPA vide No. CMDA/CC/NHRB/S/0175/2024 dated 01.05.2024.
5. This office DC Advice letter even No. dated 03.06.2024.
6. Applicant letter dated 20.06.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0025766 dated 07.06.2024.

*****

This is to certify that M/s. Associated Engineering concerns Represented by its partner Thiru.H.Natarajan, GPA Holder of Tvl.C.R.Sridharan & 9 Others has completed the construction of Stilt Floor + 3 Floors Residential building with 12 dwelling units availing Premium FSI at New Door No.8, Old No.12, Plot No.485 (W) 22nd Link Street, 3rd Main Road, Indira Nagar, Adyar, Chennai - 20 comprised in T.S.No.11, Block No.19, R.S.No.58/2 part & 58/4 part (as per patta) S.No.58 part (as per document) of Thiruvanmiyur 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.

FOR ASSOCIATED ENGINEERING CONCERNS
Partner

p.t.o.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No. EC/South-I/252/2024 dated 16.07.2024.**

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 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.12).

Yours faithfully,

16/07/2024

for MEMBER-SECRETARY

16/07/24

Copy to:

1. M/s. Associated Engineering Concerns,
   Rep by its Partners H.Natarajan, GPA Holder of Tvl.C.R.Sridharan & 9 others Door No.16, 3rd Floor, 3rd Main Road, 16th Street, Nanganallur, Chennai – 600 061.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA letter No.TNRERA/16859/2022 dated 12.01.2023 with Registration No. TN/29/Building/0024/2023 dated 12.01.2023)

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 Bank Receipt (online Payment Registration) Receipt No.B0021912 dated 03.08.2022 for the Security Deposit in original 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.

Seal & Sign

for ASSOCIATED ENGINEERING CONCERNS

Partner

卐

Shakthi Developers

Civil Engineers & Contractor

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FORM-4A

ARCHITECT 'S CERTIFICATE

Date:15/10/2024

To

M/s. Associated Engineering Concerns
AEC Akshaya, 3rd Floor, No: 16, 3rd Main Road,
16th Street, Nanganallur, Chennai – 600 061.

Subject: Certificate of Completion of Construction work of Building of the Project **(TNRERA Registration number – TN/29/Building/0024/2023 dated 12/01/2023) of Stilt Floor + 3 Floors Residential Building New Door No:8, Old No:12, Plot No:485 (W), 22nd Link Street, Indira Nagar, Adyar, Chennai – 600 020 comprised in T.S.No:11, Block No:19, R.S. Ni:58/2 Part & 58/4 Part (As Per Patta), S.No:58 Part (As Per Doc.) of Thiruvanmiyur village within the limit of Greater Chennai Corporation** developed by M/s Associated Engineering Concerns.

Sir,

I _____ have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of **Residential Building at New Door No:8, Old No:12, Plot No:485 (W), 22nd Link Street, Indira Nagar, Adyar, Chennai – 600 020,** measuring 1021.86 Sq.mts. area, being developed by M/s Associated Engineering Concerns.

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

(i) **Mr.** R. PREM KUMAR as Architect/Engineer
(ii) **Mr.M.Shankar** as Structural Consultant
(iii) **Dr.B..RAM PRASAD** as Soil Consultant
(iv) **Mr.**_____ as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my/our knowledge. I/We hereby certify that **Residential Building at New Door No:8, Old No:12, Plot No:485 (W), 22nd Link Street, Indira Nagar, Adyar, Chennai – 600 020** 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 **Residential Building at New Door No:8, Old No:12, Plot No:485 (W), 22nd Link Street, Indira Nagar, Adyar, Chennai – 600 020 comprised in T.S.No:11, Block No:19, R.S. Ni:58/2 Part & 58/4 Part (As Per Patta), S.No:58 Part (As Per Doc.) of Thiruvanmiyur village within the limit of Greater Chennai Corporation**of the Building is granted Completion Certificate bearing number CMDA vide CC No:CMDA/CC/NHRB/S/0175/2024 dated 16/07/2024 by member Secretary.

Yours Faithfully,

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

R. PREM KUMAR, B.E., M.E.,
Registered Engineer Grade-II (RE)
RE/GR-II/19/02/026
Old Door No. 49A, New Door No. 72,
Therowpathi Amman Koil 1st Street,
Velachery, Chennai - 600 042.
Mobile: 98410 673839, 9841[illegible] 17871
Email: rpk1510@gmail.com

-65419436
9282102586

SB CONSULTANTS

11, Theradi Street, Pallikaranai, Chennai- 600 100
Email : m_shankarengineer@yahoo.co.in
structuralshankar@gmail.com

Date:14.10.2024

Er. M.SHANKAR, M.Tech(Struct), MIE, MISSE, FMACCE (I) .
Chartered/ Structural engineer Grade- I

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

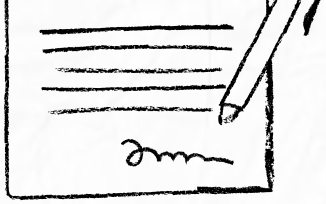
I **M.Shankar** have undertaken assignment as Structural Engineer for the detailed design and construction of the **Residential Building at New Door No:8, Old No:12, Plot No:485 (W), 22nd Link Street, Indira Nagar, Adyar, Chennai – 600 020** of the building comprising of 3 floors situated in the land bearing **New Door No:8, Old No:12, Plot No:485 (W), 22nd Link Street, Indira Nagar, Adyar, Chennai – 600 020 comprised in T.S.No:11, Block No:19, R.S. Ni:58/2 Part & 58/4 Part (as per Patta), S.No:58 Part (As Per Doc.) of Thiruvanmiyur village within the limit of Greater Chennai Corporation.**

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,

Er.M. SHANKAR, M.Tech(Struct),MIE, MISSE, FMACCE
CMDA Regd. Structural Engineer GR-I (SE-I)
Reg No. SE/I/2024/4/0037
SB CONSULTANTS
No.11, Theradi Street, Pallikaranai, Chennai-600 100.
Cell: 9282102586 / 9952050643
Email: structshankar97@yahoo.com



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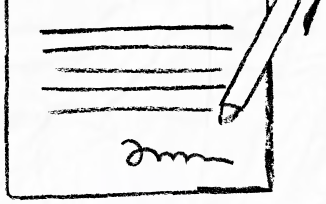

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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