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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	KHURINJI HOMES PRIVATE LIMITED
Project Name	:	KHURINJI ACANTHUS
Project Registration No.	:	TN/29/BUILDING/0242/2023
Project Registration Date	:	01.06.2023
Project Completion Date	:	31.03.2027
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	STATE BANK OF INDIA
Bank Branch	:	SME BRANCH, ADYAR
Bank A/c No.	:	41992526120

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	19,92,39,232
Amount withdrawn from the RERA A/c from the date of opening	:	19,92,39,232
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	20	2473.52
1.	B) UDS Registered	15	672.60

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	YES
2	1B	YES	YES
3	1C	YES	YES
4	1D	YES	YES
5	2A	YES	YES
6	2B	NO	NO
7	2C	NO	NO
8	2D	YES	YES
9	3A	YES	YES
10	3B	YES	YES
11	3C	YES	YES
12	3D	YES	YES
13	4A	YES	YES
14	4B	YES	YES
15	4C	NO	NO
16	4D	YES	YES
17	5A	YES	YES
18	5B	YES	YES
19	5C	NO	NO
20	5D	NO	NO

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	SINGLE BLOCK	100%
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 1992 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

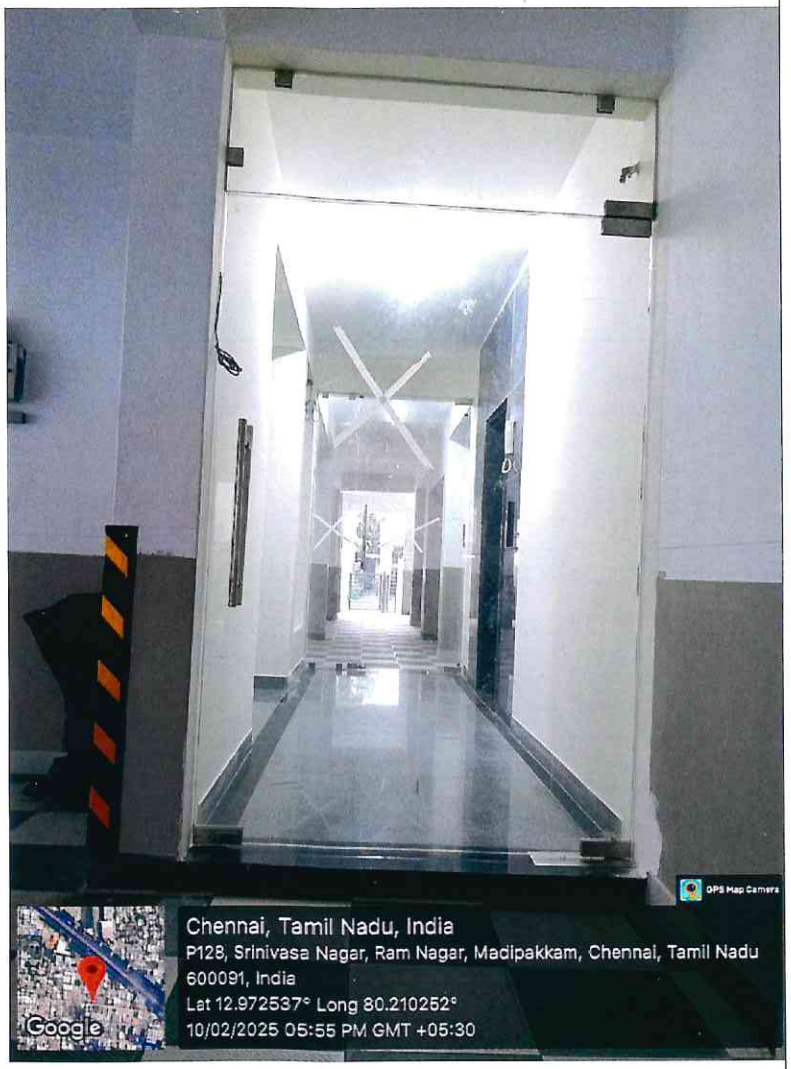
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ---------- (in PDF Format)

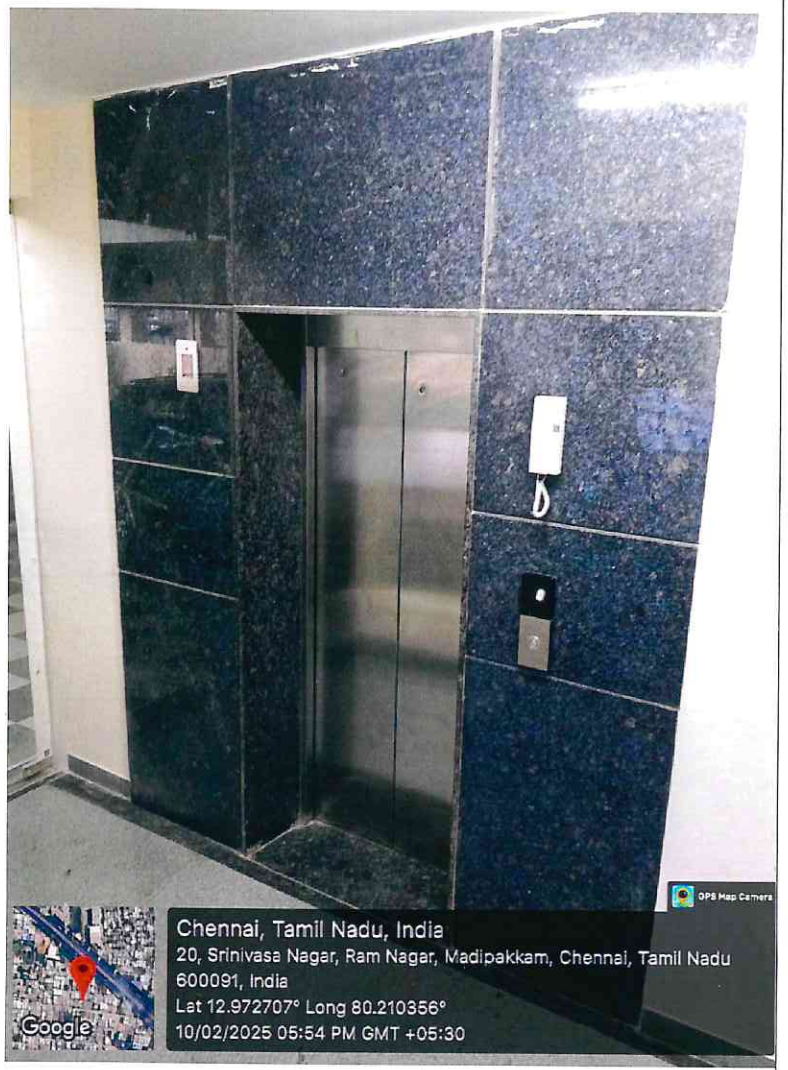
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

(A)

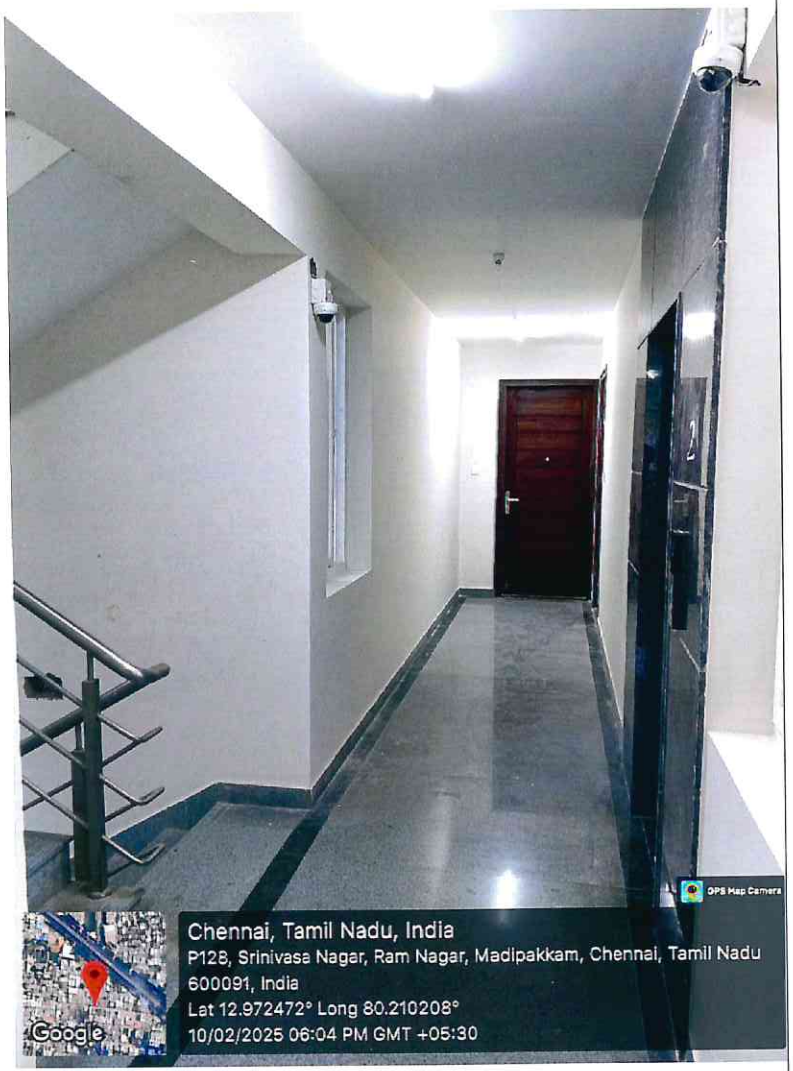

iPhone 13 pro Max


OPPO A3 Pro 5G
iPhone 13 pro Max | Chennai | 10 February 2025 at 5:43 pm

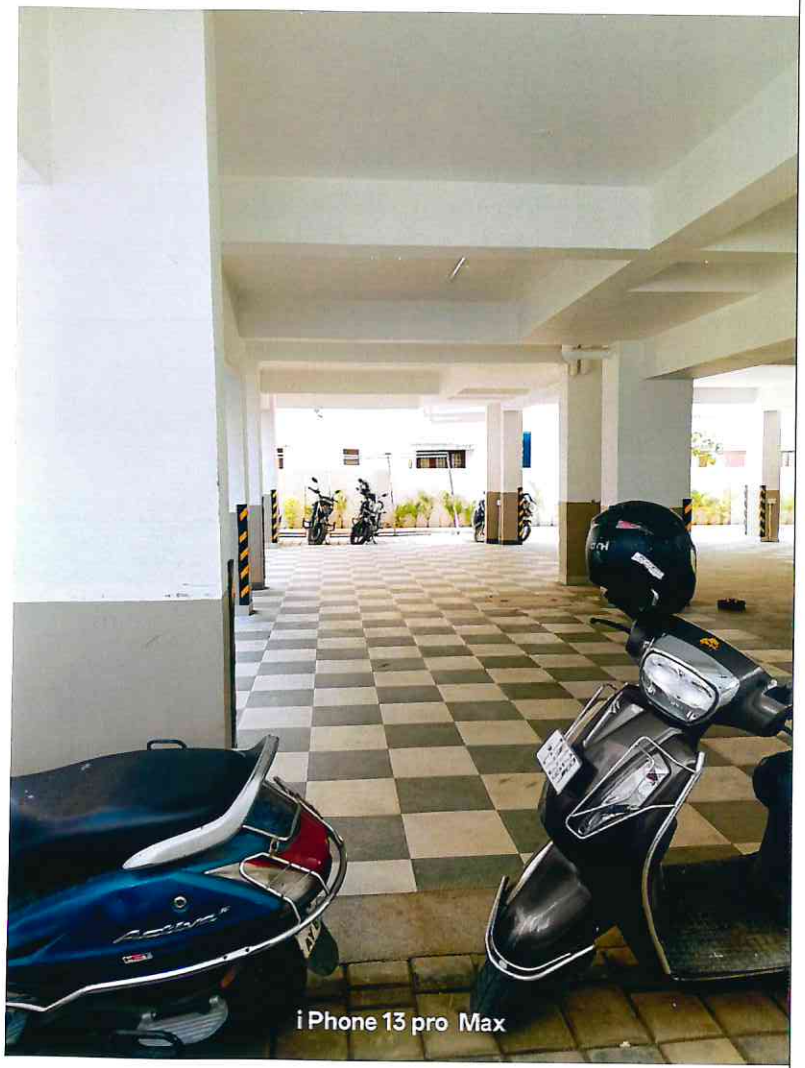

Chennai, Tamil Nadu, India
P128, Srinivasa Nagar, Ram Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.972537° Long 80.210252°
10/02/2025 05:55 PM GMT +05:30
Google
GPS Map Camera

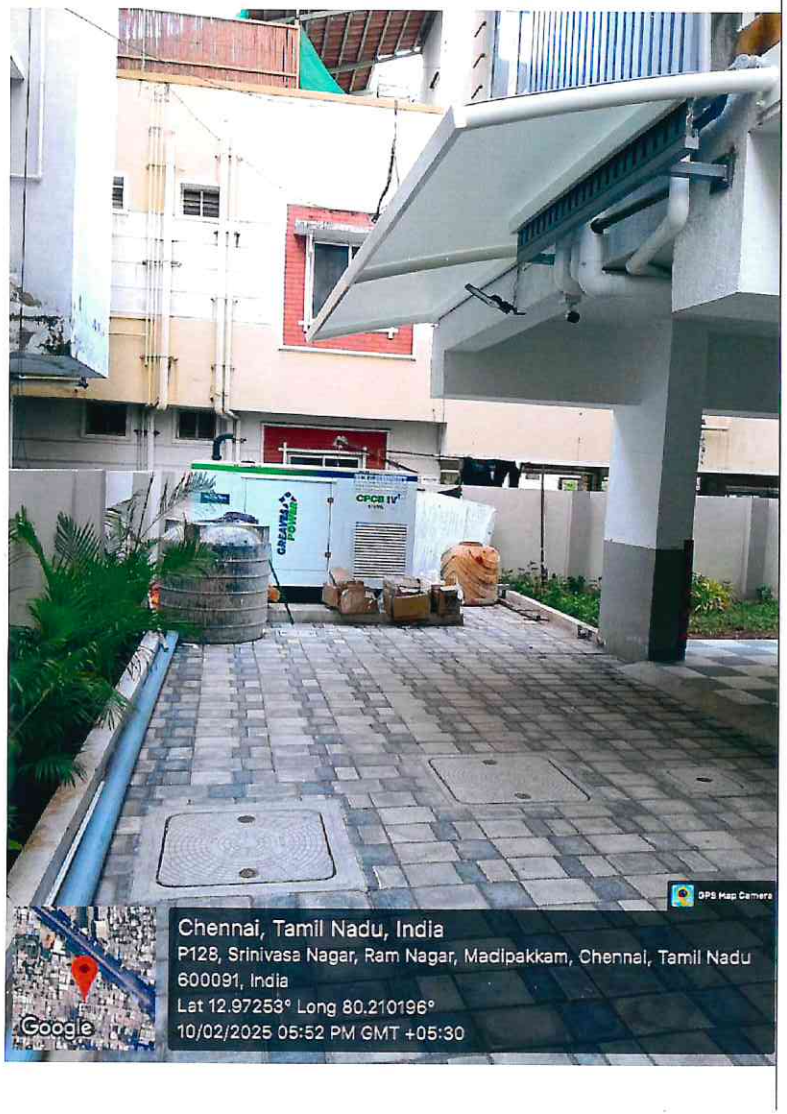

Chennai, Tamil Nadu, India
20, Srinivasa Nagar, Ram Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.972707° Long 80.210356°
10/02/2025 05:54 PM GMT +05:30
Google
GPS Map Camera


GPS Map Camera
Chennai, Tamil Nadu, India
119d, 12th St, Srinivasa Nagar, Ram Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.972302° Long 80.210349°
10/02/2025 05:54 PM GMT +05:30
Google

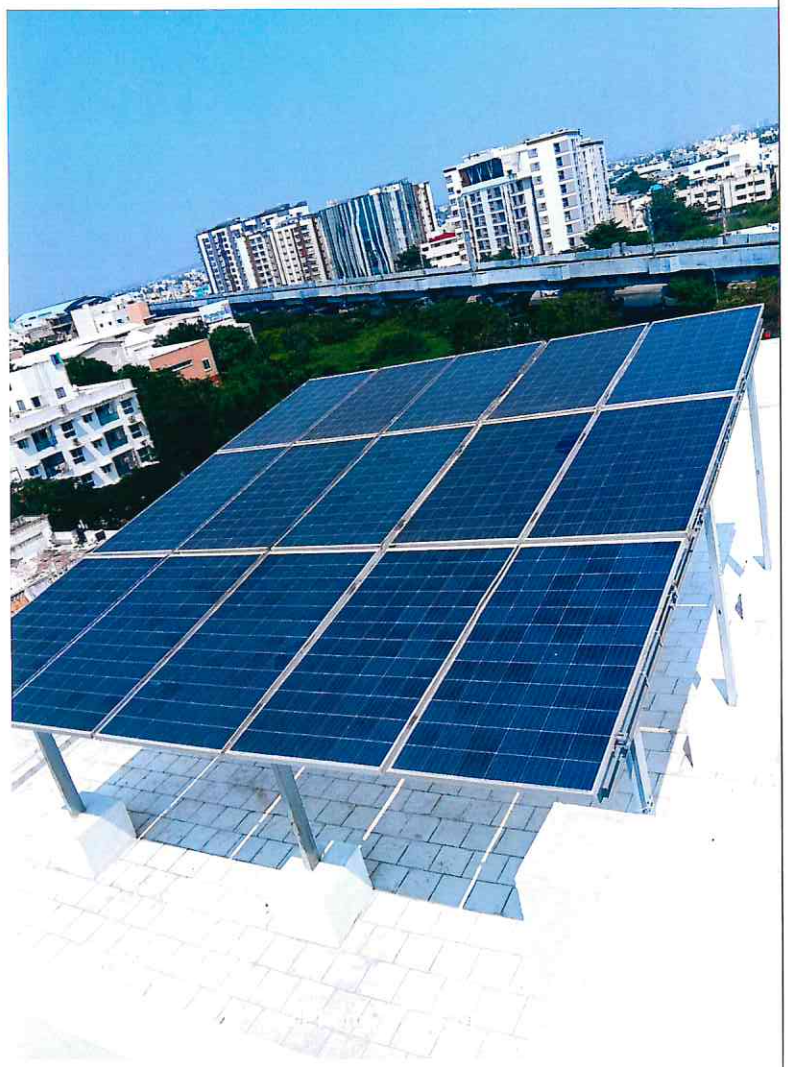

GPS Map Camera
Chennai, Tamil Nadu, India
P128, Srinivasa Nagar, Ram Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.972472° Long 80.210208°
10/02/2025 06:04 PM GMT +05:30
Google

(13)


i Phone 13 pro Max


GPS Map Camera
Chennai, Tamil Nadu, India
P128, Srinivasa Nagar, Ram Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.97253° Long 80.210196°
10/02/2025 05:52 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X6f6+349, Barathidasan St, Srinivasa Nagar, Ags Colony, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.972566° Long 80.210326°
10/02/2025 05:51 PM GMT +05:30
Google






GPS Map Camera
Chennai, Tamil Nadu, India
119d, 12th St, Srinivasa Nagar, Ram Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.972403° Long 80.210321°
10/02/2025 05:59 PM GMT +05:30
Google

(1)



(61)

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
Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0482/2024 **Dated:16.12.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 20 Dwelling Units Availing with Premium FSI, at Plot No.120 &121, Srinivasa Nagar, Ram Nagar 12th Street, Madipakkam, Chennai – 600 091, comprised in S.No.85/9A, 85/9B, 85/37, 86/12C1A & 86/12C1B of Madipakkam Village, Within the Limits of Greater Chennai Corporation – Applied for Completion Certificate – 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 issued Planning Permission vide No.OL-PP/NHRB/0127/ 2023 in Planning Permit No.OL-00256 in letter No. CMDA/PP/NHRB/S/0085/ 2023 dated 31.03.2023.
3. Online Completion Certificate Application received from M/s.Khurinji Homes Private Limited Represented by its Managing Director Tmt.V.Umasankareswari dated 28.10.2024.
4. This office D.C.Letter even No.dated 03.12.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026350 dated 09.12.2024 with enclosures.

*****

This is to certify that M/s.Khurinji Homes Private Limited Represented by its Managing Director Tmt.V.Umasankareswari has completed the Construction of Stilt Floor + 5 Floors Residential Building with 20 Dwelling Units Availing with Premium FSI, at Plot No.120 &121, Srinivasa Nagar, Ram Nagar 12th Street, Madipakkam, Chennai – 600 091, comprised in S.No.85/9A, 85/9B, 85/37, 86/12C1A & 86/12C1B of Madipakkam Village, 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.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 431 / 2024, dated 16.12.2024.**

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 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,

16/12/2024

for MEMBER-SECRETARY

16/12/24

Copy to:

1. M/s.Khurinji Homes Private Limited
   Represented by its Managing Director
   Tmt.V.Umasankareswari,
   Door No.73, Brown Nest Apartments,
   2nd Main Road, Adyar, Chennai – 600 020.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA Project Registration Certificate No.TN/29/Building/0242/ 2023 dt.01.06.2023 with the name of "KHURINJI ACANTHUS" in file No.TNRERA/03981/2023 with the valid period till 31.03.2027 in the applicant name M/s.Khurinji Homes Private Limited)

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). For Web-hosting

Note:

(i) The CMDA's Original Cash Receipt No.CMDA/PP/RC/0019/2023, dt.29.03.2023 for the payment of the Security Deposit has been surrendered for 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.

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

Date: 07.02.2025

To

M/s Khurinji Homes Private Limited,
G6, Brown Nest Apartments,
No.73, Second Main Road, Gandhi Nagar,
Adyar, Chennai – 600020.

Subject: Certificate of Completion of Construction Work of **KHURINJI ACANTHUS** ~~Building/Block of the Building of the Project~~ (TNRERA Registration Number **TN/29/BUILDING/0242/2023, Dt.01.06.2023**) situated on the Land bearing ~~Survey no./~~Plot no./~~Door No.~~ Plot No.120 & 121, Srinivasa Nagar, Ram Nagar 12th Street, Madipakkam, Chennai 600091 comprised in S.Nos.85/9A, 85/9B, 85/37, 86/12C1A & 86/12C1B of Madipakkam Village demarcated by its boundaries (latitude and longitude of the end points) 12°58'20.7"N 80°12'36.7"E , Land Originally Belongings to Mr. Narayana Naicker And Others To the North, 30 Feet Wide Road Now Ram Nagar 12th Street Srinivasa Nagar To The South, Plot No.119 To the East AND Plot No.122 to the West of Division T S NO: 86/12C1A, 12C1B, 85/9A, 85/9B And 85/37 OF MADIPAKKAM-1 VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT, PIN 600091 measuring 884.90 sq.mts.(9525 SQ.FT.) area being developed by (Promoter's Name) **KHURINJI HOMES PRIVATE LIMITED.**

Sir,

I/We **M/s PERIYANNAN ASSOCIATES** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **KHURINJI ACANTHUS** ~~Building/Block/Tower of the~~ Building situated on the plot No./Survey no./ Plot No.120 & 121, Srinivasa Nagar, Ram Nagar 12th Street, Madipakkam, Chennai 600091 of Division TS No. 86/12C1A, 12C1B, 85/9A, 85/9B And 85/37 OF MADIPAKKAM-1 VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT, PIN 600091 measuring 884.90 sq.mts.(9525 SQ.FT.) area being developed by (Promoter's Name) **KHURINJI HOMES PRIVATE LIMITED.**

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

(i) ~~M/s/~~Thiru/~~Tmt.~~ K **PERIYANNAN** as Architect/Engineer

(ii) ~~M/s/~~Thiru/~~Tmt.~~ **N. CHANDRU** as Structural Consultant

(iii) M/s/~~Thiru/Tmt~~. **BALU & ASSOCIATES AND A GOBINATH** as MEP Consultant

(iv) ~~M/s/~~Thiru/~~Tmt~~. **Mr. A PRUTHIVIRAJ** as Site Supervisor/Clerk of Works

3. Based onthe 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 **KHURINJI ACANTHUS** ~~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 **KHURINJI ACANTHUS** Building/ Block of the Building is granted Completion Certificate bearing number **CMDA/PP/NHRB/S/0085/2023, dated** 16.12.2024 by CMDA, EGMORE, CHENNAI 600008 (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. CA/92/14655)

K. PERIYANNAN
Registered Architect
COA Regn. No.: CA / 92 / 14655
Periyannan Associates
Menaka Sudar Apartments,
6, Annai Indranagar Main Road,
Thoraipakkam, Chennai-600 097.

FORM-4B

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

07.02.2025

I/We N.CHANDRU have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower KHURINJI ACANTHUS of the building comprising of S T I L T + 5 floors situated in the land bearing Survey Number/s T S NO: 86/12C1A, 12C1B, 85/9A, 85/9B And 85/37 OF MADIPAKKAM-1 VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT, PLOT NO.120, 121, RAM NAGAR, 12TH STREET ,SRINIVASA NAGAR, MADIPAKKAM, CHENNAI 600091.

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.

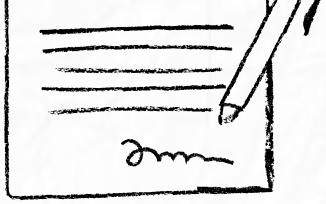
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

N. Chandru

Signature, Name and seal
of the Registered Structural Engineer

N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No: SE/GR-I/19/04/090
GCC REG No : RSE 101062019
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail : chandrun23@gmail.com
Mobile : 9840767580



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Property Development & Approvals

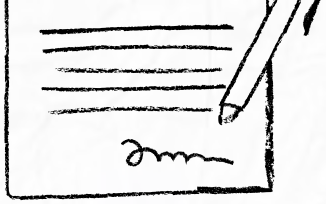
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

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



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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

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

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OMR Thoraipakkam,
Chennai, India

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