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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	MINERVA HOUSING
Project Name	:	RANGALAYA
Project Registration No.	:	TN/29/Building/0270/2023
Project Registration Date	:	19.06.2023
Project Completion Date	:	06.02.2024
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	IDBI BANK LTD
Bank Branch	:	VELACHERY
Bank A/c No.	:	0736 1020 0001 2184

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	9,09,38,575/-
Amount withdrawn from the RERA A/c from the date of opening	:	6,56,47,534/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	ENCLOSED/-

A. Sales

Sl. No.	Description	Cumulative Nos. 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	9 Flats Booked	626.65
	b) UDS Registered	9 Flats UDS Registered	384.50



Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	Flat F-1	YES	YES
2.	Flat F-2	YES	YES
3.	Flat F-3	YES	YES
4.	Flat S-1	YES	YES
5.	Flat S-2	YES	YES
6.	Flat S-3	YES	YES
7.	Flat T-1	YES	YES
8.	Flat T-2	YES	YES
9.	Flat T-3	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	All Floors	Completed
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	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.708 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	-NA-
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	-NA-



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



MINERVA

RANGALAYA



GPS Map Camera

Chennai, Tamil Nadu, India
26qg+j2m, Rajaji Street, Gokulam Colony, Ramakrishnapuram,
West Mambalam, Chennai, Tamil Nadu 600033, India
Lat 13.039106° Long 80.225032°
13/11/24 09:03 AM GMT +05:30

Google

1/2



 **GPS Map Camera**

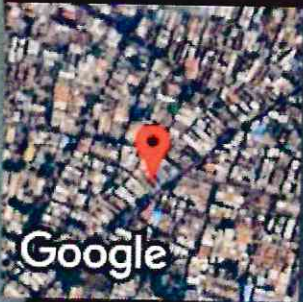
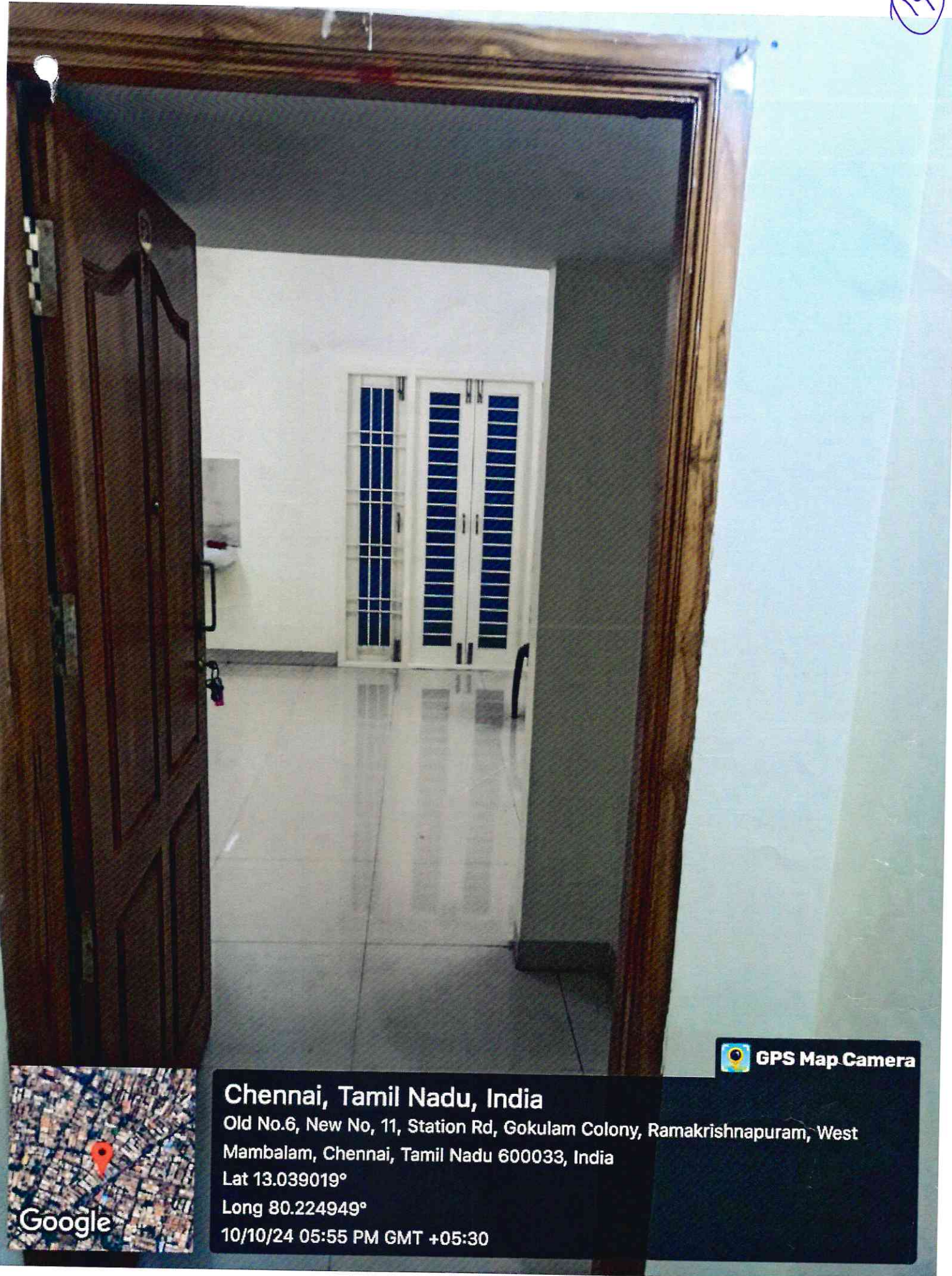
Chennai, Tamil Nadu, India

Old No.6, New No, 11, Station Rd, Gokulam Colony, Ramakrishnapuram,
West Mambalam, Chennai, Tamil Nadu 600033, India

Lat 13.039029° Long 80.225026°

13/11/24 09:18 AM GMT +05:30





 **GPS Map Camera**

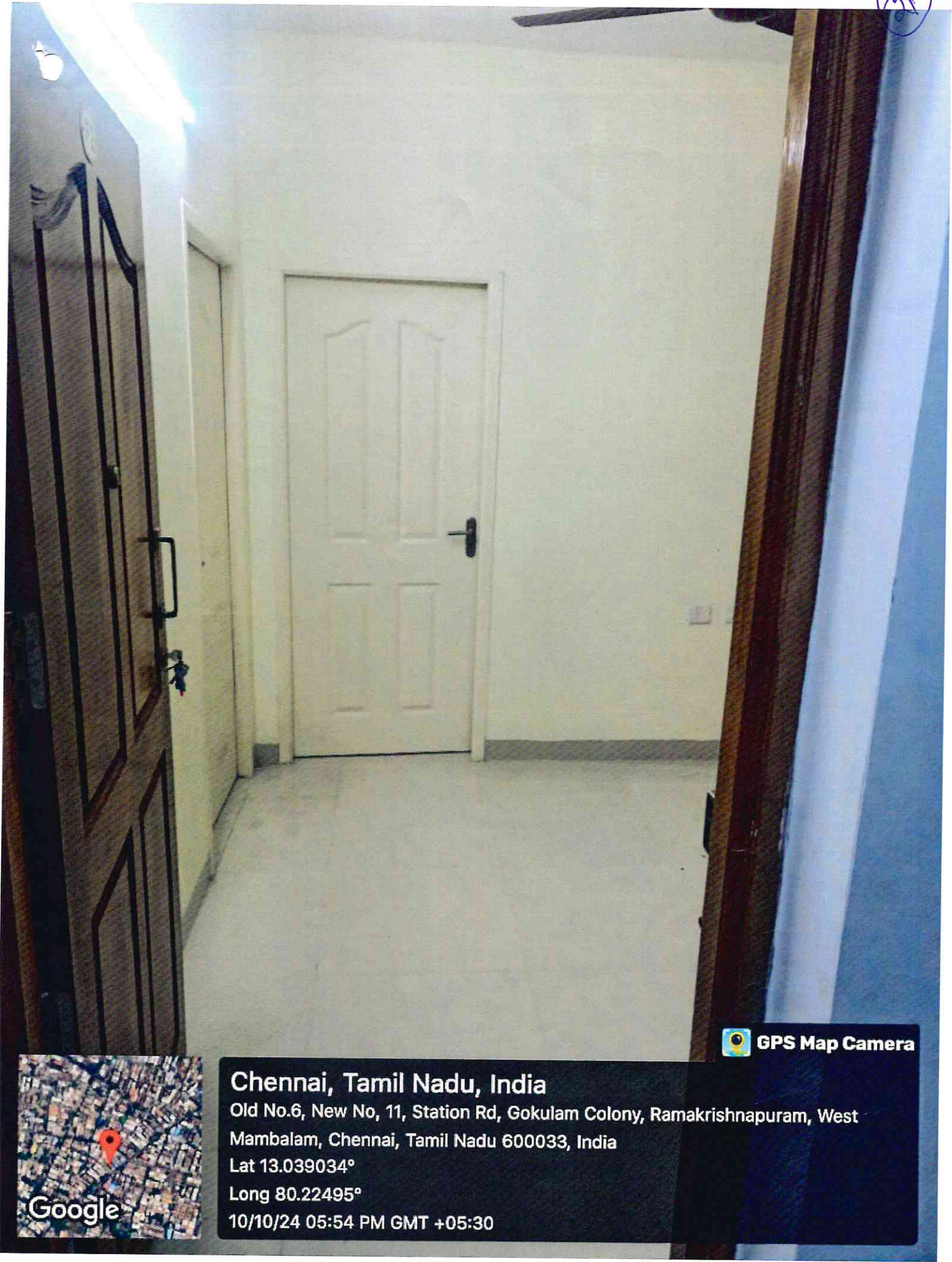
Chennai, Tamil Nadu, India

Old No.6, New No, 11, Station Rd, Gokulam Colony, Ramakrishnapuram, West
Mambalam, Chennai, Tamil Nadu 600033, India

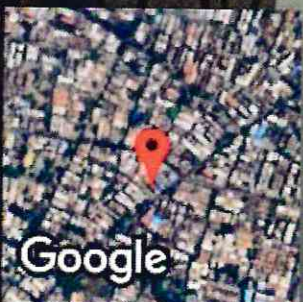
Lat 13.039019°

Long 80.224949°

10/10/24 05:55 PM GMT +05:30



 **GPS Map Camera**



Chennai, Tamil Nadu, India

Old No.6, New No, 11, Station Rd, Gokulam Colony, Ramakrishnapuram, West

Mambalam, Chennai, Tamil Nadu 600033, India

Lat 13.039034°

Long 80.22495°

10/10/24 05:54 PM GMT +05:30

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Kodambakkam
Completion Certificate

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From	To
The Zonal Officer, Greater Chennai Corporation, No.64, NSK Salai Kodambakkam, Chennai - 600024	1 The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2 The Managing Director, CMWSSB, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN10/00361/2024

Dated: 06/02/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Kodambakkam Completed the Construction of Residential/Commercial Building at Door No:OLD NO:6, NEW NO:11,,Block No:9,,Plot No:-, Survey No:T.S.NO:18,, Station Road,West Mambalam,West Mambalam,Mambalam, Chennai, 600033 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN10/02956/2023 and BA/WDCN10/02884/2023 dated : 31/03/2023
- 2.Completion Certificate Application online registration :CC/WDCN10/00172/2024 dated :06/02/2024
- 3.This office letter vide No:CC/WDCN10/00172/2024 dated 06/02/2024
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N10/2023-24/22840

(1) This is to certify that Thiru. Ms MINERVA HOUSING REP BY Mr C COLLINS MANFORD GPA FOR Mr R VIJENDRAN has completed the construction of Residential / Commercial building at Door No:OLD NO:6, NEW NO:11,,Block No:9,,Plot No:-, Survey No:T.S.NO:18,, Station Road,West Mambalam,West Mambalam,Mambalam, Chennai, 600033 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN10/02956/2023 and Building Permit No:BA/WDCN10/02884/2023 dated: 31/03/2023. The building was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of completion certificate approved by the Monitoring Committee.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN10/00361/2024
Dated:04/03/2024

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabily aspect of the building. As far as the structural stability, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by Murugesan
Pappa
Date: 07-Mar-2024 (13:56:04)
Zonal Officer-Kodambakkam
Greater Chennai Corporation

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

Date: 21.10.2024

To

M/s. Minerva Housing
No:22-A, Vellalar Street,
Near Gandhi Road, Velachery,
Chennai – 600 042.

Subject: Certificate of Completion of Construction Work of RANGALAYA Building/Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0270/2023 Dated 19.06.2023 Plot bearing Survey no./Plot no./Door No. PLOT NO Door No: 06, New Door No.11, Station Road, West Mambalam, Chennai – 600 033 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 13039016 to the East 80224872 to the west of Division 134 Village West Mambalam Taluk Chennai District Chennai PIN 600 033 measuring 4138 sq.mts. area being developed by MINERVA HOUSING (Promoter's Name).

Sir,

I/we have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of RANGALAYA Building/Block/Tower RANGALAYA of the Building situated on the plot No./Survey no./ Door No 06, New Door No.11, Station Road, West Mambalam, Chennai – 600 033 of Division 134 Village West Mambalam Taluk Velachery District Chennai PIN 600 033 measuring 4138 sq.mts. area being developed by MINERVA HOUSING (Promoter's Name)

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

- (i) M/s/Thiru/Tmt. N. DINESH KUMAR as Architect/Engineer
- (ii) M/s/Thiru/Tmt. Aura Engineering Consultants as Structural Consultant
- (iii) M/s/Thiru/Tmt. -NA- as MEP Consultant
- (iv) M/s/Thiru/Tmt. K. PARTHIPAN as Site Supervisor/Clerk of Works

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, I/We hereby certify that RANGALAYA 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 RANGALAYA Building/ Block of the Building is granted Completion Certificate bearing number CC/WDCN10/00361/2024 dated 04.03.2024 by GREATER CHENNAI CORPORATION (competent Authority).

Yours Faithfully,


N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1, Plot No.43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mobile: 9551151234, 9551213123

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

G1- Plot No. 43, Raghaa Homes, Srinivasan Apartments, Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.

FORM-4B

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

We have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower **RANGALAYA** of the building comprising of **Three** floors situated in the land bearing Survey Number/s Old S. No. 34/4A, as per Patta T.S. No. 18, Block No.9, of Mambalam Village, Greater Chennai Corporation, Zone 10, Division 134 /Door No. 06, New Door No.11, Station Road, West Mambalam, Chennai – 600 033, Mamalabam Village.

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. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1, Plot No.43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mobile: 9551151234, 9551213123

Signature, Name and seal
of the Registered Structural Engineer



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.



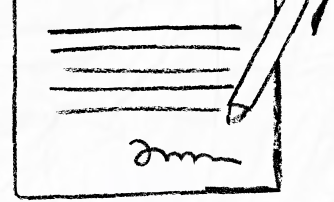
NRI & Investment Services

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



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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



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

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