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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	CHAITANYA FOUNDATIONS PVT. LTD.
Project Name	:	THOMAS MANOR
Project Registration No.	:	TN/29/Building/0340/2023
Project Registration Date	:	10.08.2023
Project Completion Date	:	30.06.2026
Quarter Ending	:	(MARCH) Year 2025

RERA Separate Bank A/c Details

Bank Name	:	HDFC Bank
Bank Branch	:	Nungambakkam
Bank A/c No.	:	50200071992718

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 11,12,92,701/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 11,02,02,419/-
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	2A 153.85 Sq.M. 3A 153.85 Sq.M. 2B 163.42 Sq.M.	471.12 Sq.M.
	b) UDS Registered	76.45 Sq.M. 76.45 Sq.M. 81.23 Sq.M.	234.13 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.	2A	Yes	Yes
2.	2B	Yes	Yes
3.	3A	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Only one block	1.Apartments 2B, 3A, 4A & 4B handed over for Interiors and other apartments ready for handing over. 2.Balcony Handrails completed 3.Balcony False ceiling completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan		1.Final coat of external painting in progress 2.Car park flooring completed 3.Compound wall and gates completed 4.DG positioned at site
3.	Status of other Common Amenities as indicated in the Construction Agreement		1.Ground and terrace hardscape work in progress

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	99%
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	637 Lakhs

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.

Thomas Manor

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M/S. CHAITANYA FOUNDATION PL THOMASMANOR RERA
BANYAN VIEN IIIRD FLOOR FLAT NO 3
NNO 39 ONO 20 KARPAGAM GARDEN
IST MAIN ROAD ADYAR
CHENNAI 600020
TAMIL NADU INDIA
JOINT HOLDERS :



Account Branch : NUNGAMBAKKAM
Address : NO.40,
NUNGAMBAKKAM HIGH ROAD
(N.H.ROAD)
City : CHENNAI 600034
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : INFO@CHAITANYAFOUNDATIONS.COM
Cust ID : 209089402
Account No : 50200071992718 Imperia
A/C Open Date : 29/08/2022
Account Status : Regular
RTGS/NEFT IFSC: HDFC0000082 MICR : 600240006
Branch Code : 82 Product Code : 1092

Nomination : Not Registered

Generated On:03-APR-2025 12:40:36

Generated By: R35103

Requesting Branch Code: 82

From : 01/04/2024

To : 31/03/2025

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance
05/04/24	FT - RA BILL NO 6 - 50200083469382 - APEX ENGINEERS AND ASSOCIATES	0000000612688584	05/04/24	789,679.00	0.00	2,927,320.60
06/04/24	CHQ DEP - MICR 8 CLEARING - CHENNAI RK S: R BALAKRISHNAN AND NAVEEN BALAJI :INDIAN BANK	0000000000491191	08/04/24	0.00	9,000,000.00	11,927,320.60
09/04/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB09170337262713	09/04/24	3,000,000.00	0.00	8,927,320.60
24/04/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB24105032808875	24/04/24	8,000,000.00	0.00	927,320.60
29/04/24	CHQ DEP - MICR 8 CLEARING - CHENNAI RK S: R BALAKRISHNAN :INDIAN BANK	0000000000491215	30/04/24	0.00	6,000,000.00	6,927,320.60
09/05/24	FT - HDFC000000X - C78634090524142722 - - 50200083469382 - APEX ENGINEERS AND A	0000000644786285	09/05/24	784,000.00	0.00	6,143,320.60
14/05/24	NEFT - CNRB0001280 - C75764130524174707 - - 1280117000001 - ALEX JACOB	N135243038185003	14/05/24	58,968.00	0.00	6,084,352.60
14/05/24	RTGS DR-ICIC0002408-V MANU REDDY-NETBANK, MUM-HDFCR52024051456797871-TOPUP LOAN RETURNED	HDFCR5202405145679 7871	14/05/24	3,000,000.00	0.00	3,084,352.60
16/05/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB16104128326726	16/05/24	2,500,000.00	0.00	584,352.60
18/05/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB18152557699786	18/05/24	500,000.00	0.00	84,352.60
30/05/24	00040110000731-PRS20240068 4 1	0000405303562290	30/05/24	0.00	5,779,531.00	5,863,883.60
01/06/24	50100446673918-TPT-REGISTRATION COST-NAVEEN BALAJI B	0000000236913176	01/06/24	0.00	3,300,000.00	9,163,883.60
03/06/24	50100446673918-TPT-MODT CHARGES-NAVEEN BALAJI B	0000000659833295	03/06/24	0.00	50,000.00	9,213,883.60
04/06/24	00821050335634-TPT-LOAN RETURNED-V MANU	0000000177948774	04/06/24	500,000.00	0.00	8,713,883.60

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTN:33AAACH2702H1Z7

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



M/S. CHAITANYA FOUNDATION PL THOMASMANOR RERA
BANYAN VIEN IIIRD FLOOR FLAT NO 3
NNO 39 ONO 20 KARPAGAM GARDEN
IST MAIN ROAD ADYAR
CHENNAI 600020
TAMIL NADU INDIA
JOINT HOLDERS :



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NUNGAMBAKKAM HIGH ROAD
(N.H.ROAD)
City : CHENNAI 600034
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : INFO@CHAITANYAFOUNDATIONS.COM
Cust ID : 209089402
Account No : 50200071992718 Imperia
A/C Open Date : 29/08/2022
Account Status : Regular
RTGS/NEFT IFSC: HDFC0000082 MICR : 600240006
Branch Code : 82 Product Code : 1092

Nomination : Not Registered

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Requesting Branch Code: 82

From : 01/04/2024

To : 31/03/2025

Statement of account

04/06/24	REDDY					
04/06/24	IB FUNDS TRANSFER DR-00822320003764	IB04123218829140	04/06/24	2,500,000.00	0.00	6,213,883.60
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
04/06/24	YHDF2345072068/BILLDKSTATEBANKCOLLE	0000241569195874	04/06/24	3,442,408.00	0.00	2,771,475.60
04/06/24	YHDF2345074548/BILLDKSTATEBANKCOLLE	0000241569199104	04/06/24	48,310.00	0.00	2,723,165.60
04/06/24	IB FUNDS TRANSFER CR-00822320003764	IB04153230369411	04/06/24	0.00	1,500,000.00	4,223,165.60
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
05/06/24	ZHDF2045740634/BILLDKELECTRICITYBOA	0000241579669795	05/06/24	11,165.90	0.00	4,211,999.70
06/06/24	CHQ PAID-TRANSFER IN-CHAITANYA EASTLYN M	0000000000000011	06/06/24	3,347,143.00	0.00	864,856.70
07/06/24	REF-BILLDKELECT-ZHDF2045740634-5/6/24	0000000000000000	07/06/24	0.00	11,165.90	876,022.60
07/06/24	CHQ DEP - MICR 8 CLEARING - CHENNAI RK	0000000000442334	10/06/24	0.00	4,337,504.00	5,213,526.60
	S: VENKATASWAMI R SIVARANI :INDIAN BANK					
07/06/24	ZHDF2051942699/BILLDKELECTRICITYBOA	0000241590802941	07/06/24	11,165.90	0.00	5,202,360.70
14/06/24	IB FUNDS TRANSFER DR-00822320003764	IB14094729671764	14/06/24	3,000,000.00	0.00	2,202,360.70
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
15/06/24	IB FUNDS TRANSFER DR-00822320003764	IB15132902540054	15/06/24	1,000,000.00	0.00	1,202,360.70
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
19/06/24	FT - HDFC000000X - C76072190624105837 -	0000000682221863	19/06/24	686,000.00	0.00	516,360.70
	- 50200083469382 - APEX ENGINEERS AND A					
19/06/24	IB FUNDS TRANSFER DR-00822320003764	IB19140646001131	19/06/24	500,000.00	0.00	16,360.70
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
25/06/24	IB FUNDS TRANSFER CR-00822320003764	IB25101804595562	25/06/24	0.00	2,500,000.00	2,516,360.70
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
25/06/24	FT - APEX - 50200083469382 - APEX	0000000687130539	25/06/24	850,969.00	0.00	1,665,391.70
	ENGINEER AND ASSOCIATES					
06/07/24	FT - HDFC000000X - C75563060724104742 -	0000000700334542	06/07/24	882,000.00	0.00	783,391.70
	- 50200083469382 - APEX ENGINEERS AND A					
11/07/24	RTGS DR-KKBK0008488-JOHNSON LIFTS PVT	HDFCR5202407117441	11/07/24	296,250.00	0.00	487,141.70
	LTD-CBX	6507				
	INTERNET-HDFCR52024071174416507-C71025110724171549					
20/07/24	IB FUNDS TRANSFER CR-50200071929981	IB20095527968323	20/07/24	0.00	2,500,000.00	2,987,141.70

HDFC BANK LIMITED

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BANYAN VIEN IIIRD FLOOR FLAT NO 3
NNO 39 ONO 20 KARPAGAM GARDEN
IST MAIN ROAD ADYAR
CHENNAI 600020
TAMIL NADU INDIA
JOINT HOLDERS :



Account Branch : NUNGAMBAKKAM
Address : NO.40,
NUNGAMBAKKAM HIGH ROAD
(N.H.ROAD)
City : CHENNAI 600034
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : INFO@CHAITANYAFOUNDATIONS.COM
Cust ID : 209089402
Account No : 50200071992718 Imperia
A/C Open Date : 29/08/2022
Account Status : Regular
RTGS/NEFT IFSC: HDFC0000082 MICR : 600240006
Branch Code : 82 Product Code : 1092

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From : 01/04/2024

To : 31/03/2025

Statement of account

	-CHAITANYA FOUNDATION P L BILVA TREE RERA					
20/07/24	NEFT - UCBA0003183 - C79870200724101533 - - 31830210002018 - GRACE RAILINGS	N202243160643291	20/07/24	48,650.00	0.00	2,938,491.70
23/07/24	FT - HDFC000000X - C79960230724114439 - - 50200084445967 - CLASSIC BRICKS	0000000717299972	23/07/24	462,560.00	0.00	2,475,931.70
24/07/24	50200065499614-TPT-ADV PAYMENT-CRYSTAL HOMES	0000000208886314	24/07/24	0.00	1,800,000.00	4,275,931.70
25/07/24	50100427145250-TPT-ADV PAYMENT-R BALAKRISHNAN	0000000322489262	25/07/24	0.00	500,000.00	4,775,931.70
31/07/24	50200065499614-TPT-FLAT ADV PAYMENT-CRYSTAL HOMES	0000000118386380	31/07/24	0.00	700,000.00	5,475,931.70
01/08/24	RTGS DR-SBIN0014625-CHAITANYA FOUNDATIONS PRIVATE LIM- MUM-HDFCR52024080180172497-INTERNAL TRANSFER	HDFCR5202408018017 2497	01/08/24	2,500,000.00	0.00	2,975,931.70
02/08/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB02133510181642	02/08/24	2,300,000.00	0.00	675,931.70
02/08/24	CHQ DEP - MICR 8 CLEARING - CHENNAI RK S: VENKATASWAMI R SIVARANI :INDIAN BANK	0000000000442337	03/08/24	0.00	25,000,000.00	25,675,931.70
04/08/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB04062714105278	04/08/24	5,000,000.00	0.00	20,675,931.70
05/08/24	NEFT - ESFB0001344 - PAGO LIFESTLYE - 209500071836 - PAGO LIFESTYLE CHENNAI	N218243187052920	05/08/24	531,927.00	0.00	20,144,004.70
06/08/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB06131956239887	06/08/24	5,000,000.00	0.00	15,144,004.70
06/08/24	50200083469382-TPT-ADHOC RAB 10-APEX ENGINEERS AND ASSOCIATES	0000000129636155	06/08/24	980,000.00	0.00	14,164,004.70
09/08/24	NEFT - UCBA0003183 - GRACE - 31830210002018 - GRACE RAILINGS	N222243198692062	09/08/24	40,667.00	0.00	14,123,337.70
09/08/24	NEFT - ESFB0001344 - PAGO LIFESTLYE -	N222243198663421	09/08/24	168,369.00	0.00	13,954,968.70

HDFC BANK LIMITED

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State account branch GSTN:33AAACH2702H1Z7

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



M/S. CHAITANYA FOUNDATION PL THOMASMANOR RERA
BANYAN VIEN IIIRD FLOOR FLAT NO 3
NNO 39 ONO 20 KARPAGAM GARDEN
IST MAIN ROAD ADYAR
CHENNAI 600020
TAMIL NADU INDIA
JOINT HOLDERS :



Account Branch : NUNGAMBAKKAM
Address : NO.40,
NUNGAMBAKKAM HIGH ROAD
(N.H.ROAD)
City : CHENNAI 600034
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : INFO@CHAITANYAFOUNDATIONS.COM
Cust ID : 209089402
Account No : 50200071992718 Imperia
A/C Open Date : 29/08/2022
Account Status : Regular
RTGS/NEFT IFSC: HDFC0000082 MICR : 600240006
Branch Code : 82 Product Code : 1092

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To : 31/03/2025

Statement of account

09/08/24	209500071836 - PAGO LIFESTYLE CHENNAI IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB09154850472871	09/08/24	5,000,000.00	0.00	8,954,968.70
21/08/24	ZHDF2292097684/BILLDKELECTRICITYBOA	0000242344858402	21/08/24	194.90	0.00	8,954,773.80
26/08/24	99907338803866-TPT-ON ACCOUNT-CHAITANYA LIVING SPACES LLP	0000000317686554	26/08/24	3,000,000.00	0.00	5,954,773.80
27/08/24	IB FUNDS TRANSFER DR-00822320003764 -CHAITANYA FOUNDATIONS PRIVATE LIMITED	IB27165546939935	27/08/24	4,000,000.00	0.00	1,954,773.80
27/08/24	NEFT - TMBL0000208 - C72514270824151802 - - 208700060750058 - MAHALAKSHMI ENTERPRISES	N240243228036850	27/08/24	31,600.00	0.00	1,923,173.80
28/08/24	RTGS DR-ESFB0001344-PAGO LIFESTYLE CHENNAI-CBX INTERNET-HDFCR52024082887538336-C77814270824160856	HDFCR5202408288753 8336	28/08/24	217,071.00	0.00	1,706,102.80
30/08/24	FT - HDFC000000X - C73191300824133854 - - 50200006257620 - NATURAL EXPORTS	0000000755047449	30/08/24	1,131,856.00	0.00	574,246.80
10/09/24	NEFT - CIUB0000539 - SRIRAM - 510909010058024 - SRIRAM TIMBER AND SAW MILLS	N254243259971258	10/09/24	15,092.00	0.00	559,154.80
12/09/24	NEFT - IOBA0002791 - KOZHATHAIVEL - 279101000009108 - M KOZHATHAIVEL	N256243263576253	12/09/24	2,500.00	0.00	556,654.80
13/09/24	NEFT - IDIB000K037 - C78495130924110403 - - 449484672 - DEVENDRAN M	N257243265590868	13/09/24	5,000.00	0.00	551,654.80
19/09/24	NEFT - SBIN0007991 - ANBUMANI A - 30006808735 - ANBUMANI A	N263243275833977	19/09/24	115,830.00	0.00	435,824.80
21/09/24	NEFT - ESFB0001344 - C77582210924111804 - - 209500071836 - PAGO LIFESTYLE CHENNAI	N265243279588878	21/09/24	190,709.00	0.00	245,115.80
25/09/24	NEFT - UCBA0002423 - C75434240924165247 - - 24233211010630 - PONAM DEVI	N269243285382256	25/09/24	7,280.00	0.00	237,835.80
16/10/24	00040110000731-PRS20240068 5 1	0000410161938865	16/10/24	0.00	2,291,531.00	2,529,366.80

HDFC BANK LIMITED

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Statement of account

17/10/24	RTGS DR-ESFB0001344-PAGO LIFESTYLE	HDFCR5202410175292	17/10/24	483,610.00	0.00	2,045,756.80
	CHENNAI-CBX	6378				
	INTERNET-HDFCR52024101752926378-C34120171024165918					
19/10/24	IB FUNDS TRANSFER DR-00822320003764	IB19113941173778	19/10/24	2,000,000.00	0.00	45,756.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
19/10/24	CHQ DEP - MICR 8 CLEARING - RK SALAI BRA	0000000000108791	21/10/24	0.00	9,600,030.00	9,645,786.80
19/10/24	CHQ DEP - REV	0000000000108791	21/10/24	0.00	-9,600,030.00	45,756.80
19/10/24	CHQ DEP - MICR 8 CLEARING - RK SALAI BRA	0000000000108791	21/10/24	0.00	9,600,030.00	9,645,786.80
06/11/24	IB FUNDS TRANSFER DR-00822320003764	IB06144131028349	06/11/24	2,000,000.00	0.00	7,645,786.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
11/11/24	IB FUNDS TRANSFER DR-00822320003764	IB11104832262459	11/11/24	3,000,000.00	0.00	4,645,786.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
11/11/24	ZHDFRQ0050V7GL/BILLDKSTATEBANKCOLLE	0000243169136955	11/11/24	2,005.00	0.00	4,643,781.80
14/11/24	IB FUNDS TRANSFER DR-00822320003764	IB14143948725317	14/11/24	4,000,000.00	0.00	643,781.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
04/12/24	IB FUNDS TRANSFER DR-00822320003764	IB04124213184755	04/12/24	600,000.00	0.00	43,781.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
18/12/24	50100427145250-TPT-FOR FLAT CHAITANYA-R	0000000145478572	18/12/24	0.00	900,000.00	943,781.80
	BALAKRISHNAN					
19/12/24	K4QHK74EAF4KBOORC4/PAYUCHENNAIMETROPOLI	0000243543963610	19/12/24	853,500.00	0.00	90,281.80
27/12/24	50100427145250-TPT-FLAT 3A PAYMENT-R	0000000173279111	27/12/24	0.00	2,100,000.00	2,190,281.80
	BALAKRISHNAN					
04/01/25	IB FUNDS TRANSFER DR-00822320003764	IB04123202470964	04/01/25	1,000,000.00	0.00	1,190,281.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
06/01/25	IB FUNDS TRANSFER DR-00822320003764	IB06101208646499	06/01/25	1,000,000.00	0.00	190,281.80
	-CHAITANYA FOUNDATIONS PRIVATE LIMITED					
13/03/25	50100427145250-TPT-FLAT 3A PAYMENT-R	0000000883413981	13/03/25	0.00	800,000.00	990,281.80
	BALAKRISHNAN					
20/03/25	50100427145250-TPT-FLAT 3A-R	0000000262304564	20/03/25	0.00	500,000.00	1,490,281.80
	BALAKRISHNAN					
22/03/25	IB FUNDS TRANSFER DR-00822320003764	IB22110624699133	22/03/25	1,400,000.00	0.00	90,281.80

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTN:33AAACH2702H1Z7

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



M/S. CHAITANYA FOUNDATION PL THOMASMANOR RERA
 BANYAN VIEN IIIIRD FLOOR FLAT NO 3
 NNO 39 ONO 20 KARPAGAM GARDEN
 IST MAIN ROAD ADYAR
 CHENNAI 600020
 TAMIL NADU INDIA
 JOINT HOLDERS :



Account Branch : NUNGAMBAKKAM
 Address : NO.40,
 NUNGAMBAKKAM HIGH ROAD
 (N.H.ROAD)
 City : CHENNAI 600034
 State : TAMIL NADU
 Phone no. : 18002600/18001600
 OD Limit : 0.00
 Currency : INR
 Email : INFO@CHAITANYAFOUNDATIONS.COM
 Cust ID : 209089402
 Account No : 50200071992718 Imperia
 A/C Open Date : 29/08/2022
 Account Status : Regular
 RTGS/NEFT IFSC: HDFC0000082 MICR : 600240006
 Branch Code : 82 Product Code : 1092

Nomination : Not Registered

Generated On: 03-APR-2025 12:40:36

Generated By: R35103

Requesting Branch Code: 82

From : 01/04/2024

To : 31/03/2025

Statement of account

28/03/25	-CHAITANYA FOUNDATIONS PRIVATE LIMITED 50100427145250-TPT-FLAT 3A THOMAS MANOR-R BALAKRISHNAN	0000000578300751	28/03/25	0.00	1,000,000.00	1,090,281.80
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STATEMENT SUMMARY :-

Opening Balance
 3,716,999.60

Dr Count

56

Cr Count

23

Debits

82,796,479.70

Credits

80,169,761.90

Closing Bal

1,090,281.80

This is a computer generated statement and does not require signature.

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTN: 33AAACH2702H1Z7

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

Registered Office-Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



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
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/N-1/52/2025

Dated: 03-03-2025

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 4 Floors Residential building with 8 dwelling units at Old Door No.9, New Door No.15, Ritherdon Road, Vepery, Chennai-84 comprised in Old S.No.3238, R.S. No.665/8, Ward-01, Block No.16 of Vepery village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. OL-PP/NHRB/99/2023, in letter No. CMDA/PP/NHRB/N/406/2022 dated 15.03.2023 in Planning Permit No. OL-00225.
 2. NOC issued by TNRERA registration No.TNRERA/6025/2023 and registration No.TN/29/Building/0340/2023 dated 10.08.2023.
 3. Completion Certificate Application received from the applicant on 06.02.2025.
 4. This office letter even no. dated 24.02.2025 addressed to the applicant.
 5. Applicant letter dated 26.02.2025 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0026566 dated 26.02.2025.
 6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that M/s.Chaitanya Foundations Pvt. Ltd., (GPA Holder), has onstructed Stilt Floor + 4 Floors Residential building with 8 dwelling units at Old Door No.9, New Door No.15, Ritherdon Road, Vepery, Chennai-84 comprised in Old S.No.3238, R.S. No.665/8, Ward-01, Block No.16 of Vepery village, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issuing the Completion Certificate as per the TNCDBR 2019.

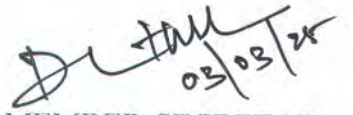
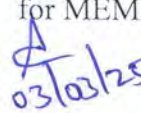
/pto/

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I/ 75 /2025, dated: 03-03-2025.**

3. This Completion Certificate is issued 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 TNCDBR 2019 does not cover the Structural Stability aspect. However, 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 the 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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


for MEMBER-SECRETARY


Copy to:

1 M/s.Chaitanya Foundations Pvt. Ltd.,
(GPA Holder),
Door No.39, Plot No.39, Karpagam
Garden,
1st Main Road,
Adyar,
Chennai-600020.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

NOC issued by TNRERA registration
No.TNRERA/6025/2023 and registration
No.TN/29/Building/0340/2023 dated
10.08.2023

3. The Financial Advisor
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.



Site Progress — April 2025

THOMAS MANOR





01-04-2025



01-04-2025



01-04-2025





01-04-2025



01-04-2025



01-04-2025



01-04-2025



01-04-2025



01-04-2025



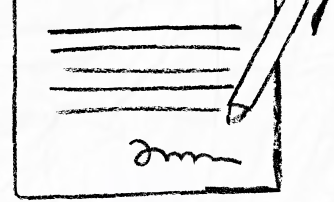
01-04-2025





“**HOMES** BY CHAITANYA”

Distinct
by design



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.



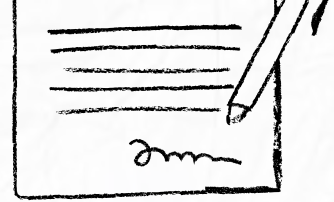
NRI & Investment Services

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



Compliance & Special Services

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



 **empowering your real estate decisions
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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate