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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**V SELVARAJ** **SRI RAJALAKSHMI CONSTRUCTIONS**
Project Name	:	**SAKUNTHALA APARTMENTS**
Project Registration No.	:	**TN/29/Building/396/2023**
Project Registration Date	:	**13-09-2023**
Project Completion Date	:	**31-12-2024**
Quarter Ending	:	**June 2025**

RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK
Bank Branch	:	K.K Nagar, Chennai
Bank A/c No.	:	007705021936

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.3,47,00,000/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.2,42,90,000/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Attached

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	4	315.24
	b) UDS Registered	4	169.41

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	F2	YES	YES
2.	S2	YES	YES
3.	S3	YES	YES
4.	T2	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	100% 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 ii) Financial (Enter Anticipated Project Cost in Lakhs)	**100 %** Rs.347 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) Attached (in PDF Format)

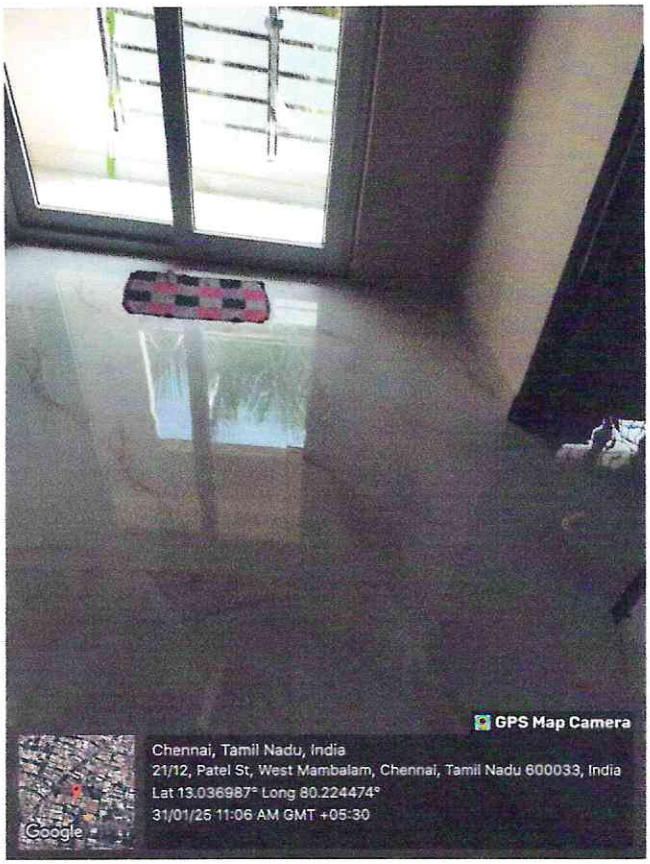
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

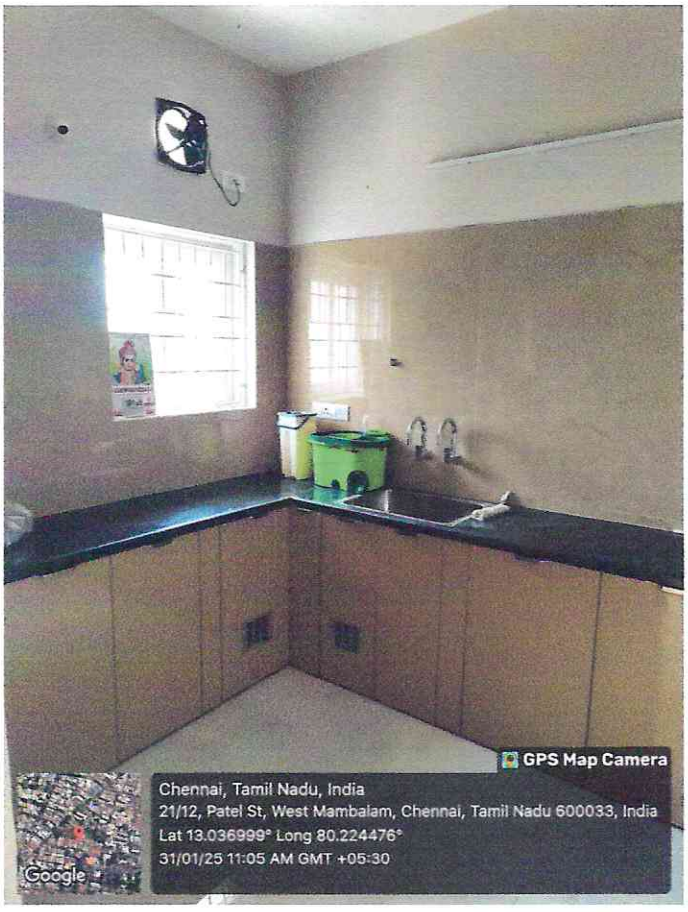
Project Name: SAKUNTHALA APARTMENTS

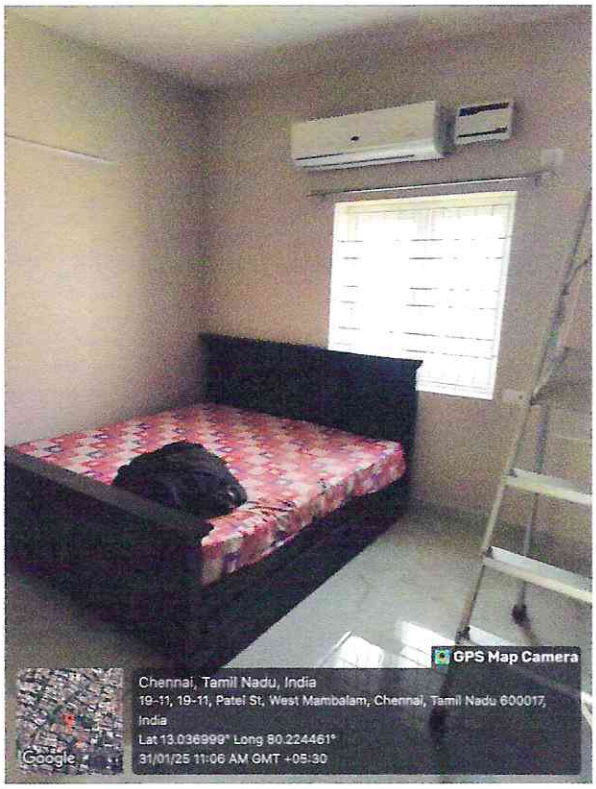



GPS Map Camera
Chennai, Tamil Nadu, India
15/9, West Mambalam, Chennai, Tamil Nadu 600033, India
Lat 13.036917° Long 80.224498°
31/01/25 11:04 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
19-11, 19-11, Patel St, West Mambalam, Chennai, Tamil Nadu 600017, India
Lat 13.037001° Long 80.224442°
31/01/25 11:05 AM GMT +05:30
Google


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Chennai, Tamil Nadu, India
21/12, Patel St, West Mambalam, Chennai, Tamil Nadu 600033, India
Lat 13.036987° Long 80.224474°
31/01/25 11:06 AM GMT +05:30
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21/12, Patel St, West Mambalam, Chennai, Tamil Nadu 600033, India
Lat 13.036999° Long 80.224476°
31/01/25 11:05 AM GMT +05:30
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Chennai, Tamil Nadu, India
19-11, 19-11, Patel St, West Mambalam, Chennai, Tamil Nadu 600017, India
Lat 13.036999° Long 80.224461°
31/01/25 11:06 AM GMT +05:30
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1924 - 2023

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,
Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/NHRB/C/328/2024 **Dated: 24.09.2024**

Sir.

Sub: CMDA – Enforcement Cell (Central-II) – Completed Construction of Stilt Floor + 3 Floors Residential Building with 11 Dwelling Units at Door No.11, Sardar Patel Street, West Mambalam, Chennai comprised in T.S.No.60 & 61 (As per Document) & T.S.No.60/1, 60/2, 61/1, 61/2 & 61/3 (As per patta), Block No.11 of Mambalam 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 OL - PP/NHRB/0184/2023 in Letter No. PP/NHRB/C/0052/2023 dated 20.05.2023 in Planning Permit No. OL - 00315.
3. TNRERA Registration for project in Registration No.TN/29/Building/396/2023 in file No. TNRERA/7677/2023 dated 13.09.2023.
4. Completion Certificate application, dated 05.08.2024, received on 09.08.2024.
5. This office D.C. advice letter even No. dated 18.09.2024 addressed to the Thiru.P.M.Parthasarathy & 2 Others.
6. The applicant letter dated 19.09.2024, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0026130, dated 18.09.2024 and other particulars.

****

This is to certify that **Thiru.P.M.Parthasarathy & 2 Others** has Completed the Construction of Stilt Floor + 3 Floors Residential Building with 11 Dwelling Units at Door No.11, Sardar Patel Street, West Mambalam, Chennai comprised in T.S.No.60 & 61 (As per Document) & T.S.No.60/1, 60/2, 61/1, 61/2 &61/ 3 (As per patta), Block No.11 of Mambalam Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No. EC/Central-II/ 326/2024, dated: 24-09-2024.**

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 Rule 20(6) Annexure XXIII of 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 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.11).

Yours faithfully,

24.9.2024

for **MEMBER SECRETARY**

24/9/24

Copy to:

1. **Thiru.P.M.Parthasarathy & 2 Others,**
   Door No.148, Radha Avenue Main Road,
   Valasaravakkam,
   Chennai - 600089.

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

TNRERA Registration for project in Registration No.TN/29/Building/396/2023 in file No. TNRERA/7677/2023 dated 13.09.2023.

3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in **Receipt No.CMDA/PP/Ch/10708/2023, dated 16.05.2023).**
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

i. The Original Cash Receipt for the Security Deposit 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 applicant are to be furnished.

SRIKO Associates
Designer & Contractor

Architectural | Interior | Project Management

New No-6/27B,S.No.67/2,First Floor,F6,Kundrathur Main Road,Madhanadhapuram,Chennai-600125

FORM-4A

ARCHITECT 'S CERTIFICATE

(To be issued on completion of the building)

Date:03-03-2025

To

V SELVARAJ, Sri Rajalakshmi Construction,
Plot No.148, Radha Avenue Main Road,
Valasaravakkam, Chennai-600087.

Subject: Certificate of Completion of Construction Work of **SAKUNTHALA APARTMENTS** Building of the Project (TNRERA Registration Number – (**TN/29/Building/396/2023 dated 13-09-2023**) situated on the Plot bearing Old Door No.11, New Door No.19 at ,T.S.No.60,61,(As per extract No; 60/1, 60/2, 61/1, 61/2, 61/3) demarcated by its boundaries (latitude and longitude of the end points) 13.03747,80.22477 to the North 13.03737,80.22476 to the South 13.03741,80.22485 to the East 13.03744,80.22469 to the West Block No.11, PaimashNo.10 Patel Street, West Mambalam, Chennai District., measuring 1067.44 sq.mts. area being developed by Sri Rajalakshmi Construction Prop **V SELVARAJ.**

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **SAKUNTHALA APARTMENTS** Building situated Old Door No.11, New Door No.19 at, T.S.No.60,6, (As per extract No; 60/1, 60/2, 61/1, 61/2, 61/3) Block No.11, PaimashNo.10 Patel Street, West Mambalam, Chennai District measuring 1067.44 sq.mts. area being developed by Sri Rajalakshmi Construction Prop **V SELVARAJ**

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

(i) **Ar. Srinath R** as Architect/Engineer
(ii) **Er. Bharanitharan** as Structural Consultant
(iii) **M/s.Sriko Associates** as MEP Consultant
(iv) **Er. Bagavathi Rajaram** as Site Supervisor/Clerk of Works

R.SRINATH.,D.Arch.Asst.
CMDA Reg No: RA/GrII/19/06/015
No:45, Annal Velankanni Nagar,
Phase - 2, Mugalivakkam,
Chennai - 600 125. Mobile : 9176009669

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 **SAKUNTHALA APARTMENTS** 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 building is granted Completion Certificate bearing number – **C.C No.EC/CENTRAL-II/326/2024 date 24-09-2024** by CMDA.

Yours Faithfully,

Signature

R.SRINATH.,D.Arch.Asst.
CMDA Reg No: RA/GrII/19/06/015
No.45, Annai Velankanni Nagar
Phase - 2, Mugalivakkam,
Chennai - 600 125. Mobile : 9176009669

T. Bharanidharan M.E, AMIE.
+91 9791 7766 85
Registered Civil & Structural Engineer
Chartered Engineer

KURAL ASSOCIATES
Perception to Execution

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I have undertaken assignment as Structural Engineer for the detailed design and construction of the building **SAKUNTHALA APARTMENTS** of the building comprising of Old Door No.11, New Door No.19 at, T.S.No.60,6, (As per extract No; 60/1, 60/2, 61/1, 61/2, 61/3) Block No.11, PaimashNo.10 Patel Street, West Mambalam, Chennai District. measuring 1067.44 sq.mts. area being developed by **V SELVARAJ.**

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,

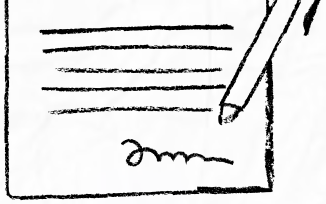
Date: 13-02-2025

Place: Chennai

T.BHARANITHARAN,M.E.,C.Eng(I).
Registered Civil & Structural Engineer, CMDA
REGD NO: (RE/CR-0119/05/166) & (SE/CR-0119/04/890)
Mob: 9791776685 / Tel No: 044-79670563

3/1517, Mugalivakkam Main Road, Madhanandhapuram, Porur, Chennai - 600 125.
kuralassociates.engineers@gmail.com

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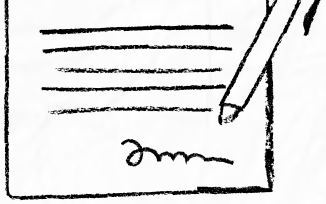
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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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OMR Thoraipakkam,
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