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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. BONEGA PROPERTIES LLP
Project Name	:	Plot No. 7 – "RLD TRIPTI"
Project Registration No.	:	TN/29/Building/0426/2023
Project Registration Date	:	16.10.2023
Project Completion Date	:	30.09.2025
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

Bank Name	:	State Bank Of India
Bank Branch	:	SME Rajaji Salai
Bank A/c No.	:	4260 8104 816

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.1,32,97,232/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.1,32,97,232/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Bank Statement 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	6 ✓	534.75 Sq. Mtr
	b) UDS Registered	2 ✓	82.95 Sq.Mtr

1.44
258.88

For BONEGA PROPERTIES LLP

Raman

Designated Partner



2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	Flat No.1A	YES	YES
2	Flat No.1B	NO	NO
3	Flat No.1C	YES	YES
4	Flat No.1D	YES	YES
5	Flat No.1E	NO	NO
6	Flat No.2A	NO	NO
7	Flat No.2B	YES	YES
8	Flat No.2C	YES	YES
9	Flat No.2D	YES	YES
10	Flat No.2E	NO	NO
11	Flat No.3A	NO	NO
12	Flat No.3B	NO	NO
13	Flat No.3C	NO	NO
14	Flat No.3D	NO	NO
15	Flat No.3E	NO	NO

B. Construction

Sl. No.	Description	Block/ Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	Not Applicable
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	Not Applicable

For BONEGA PROPERTIES LLP


Designated Partner

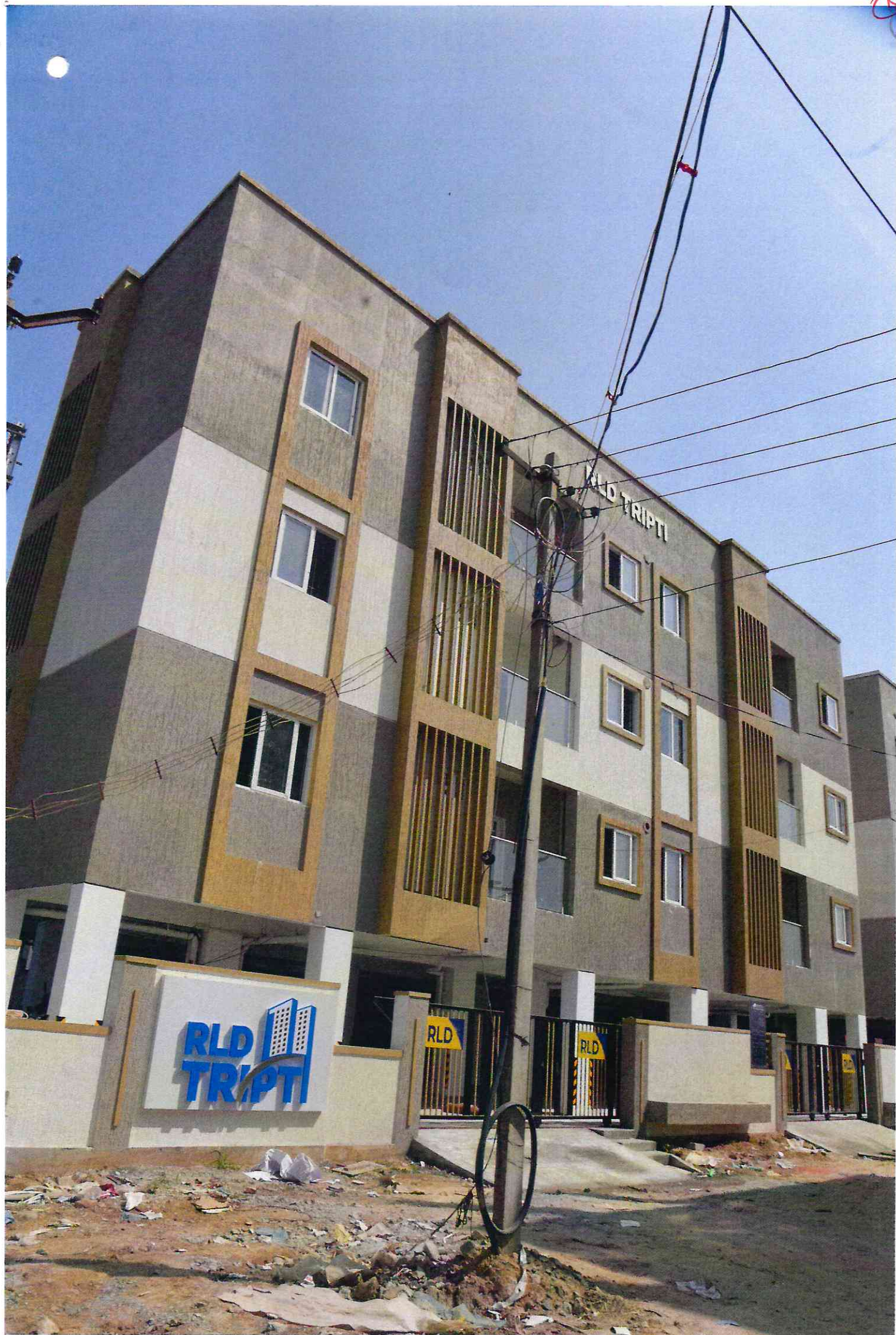
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100% Completed
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	457 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	Not Applicable
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

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

For BONEGA PROPERTIES LLP

Ram
Designated Partner

7/10/21

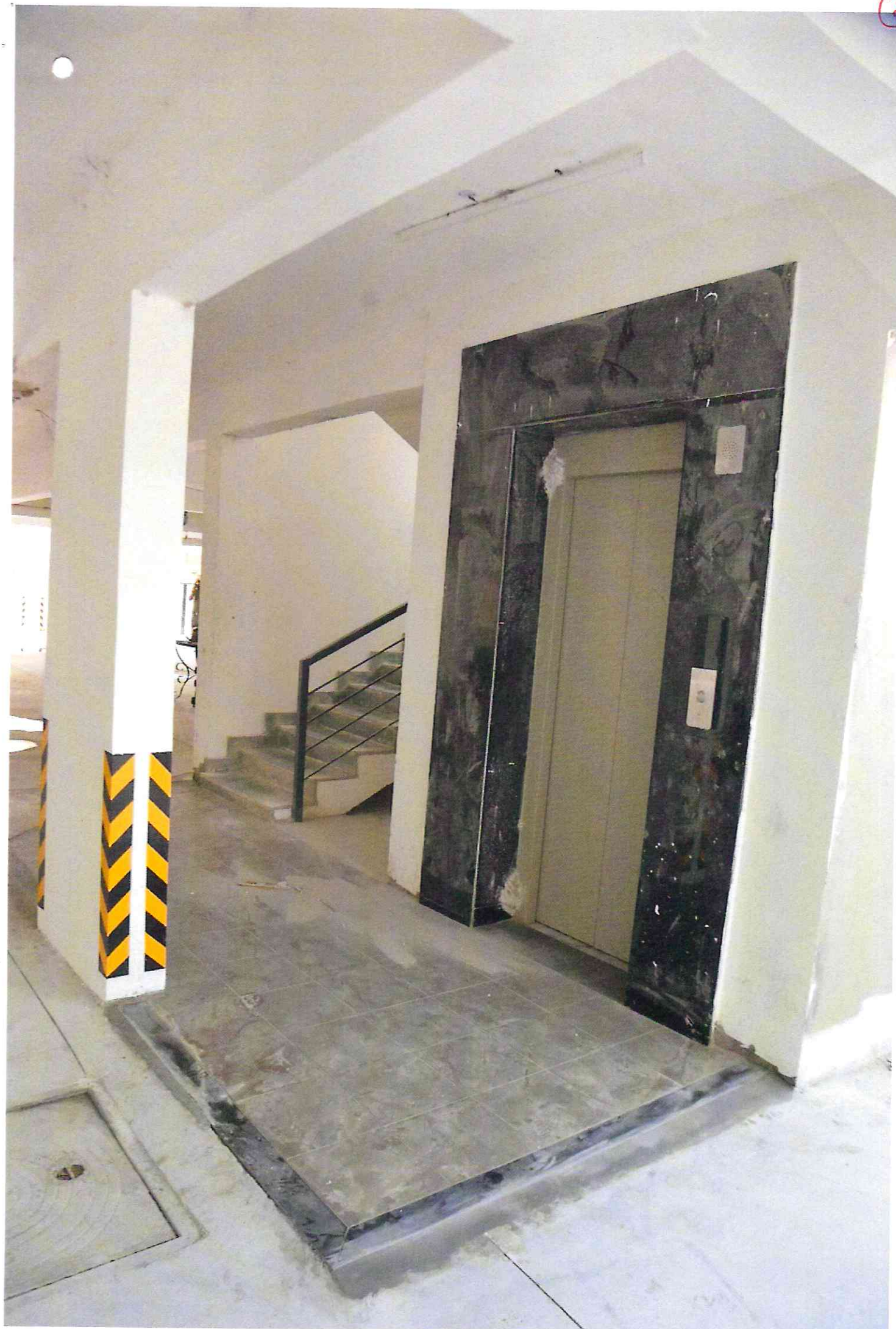


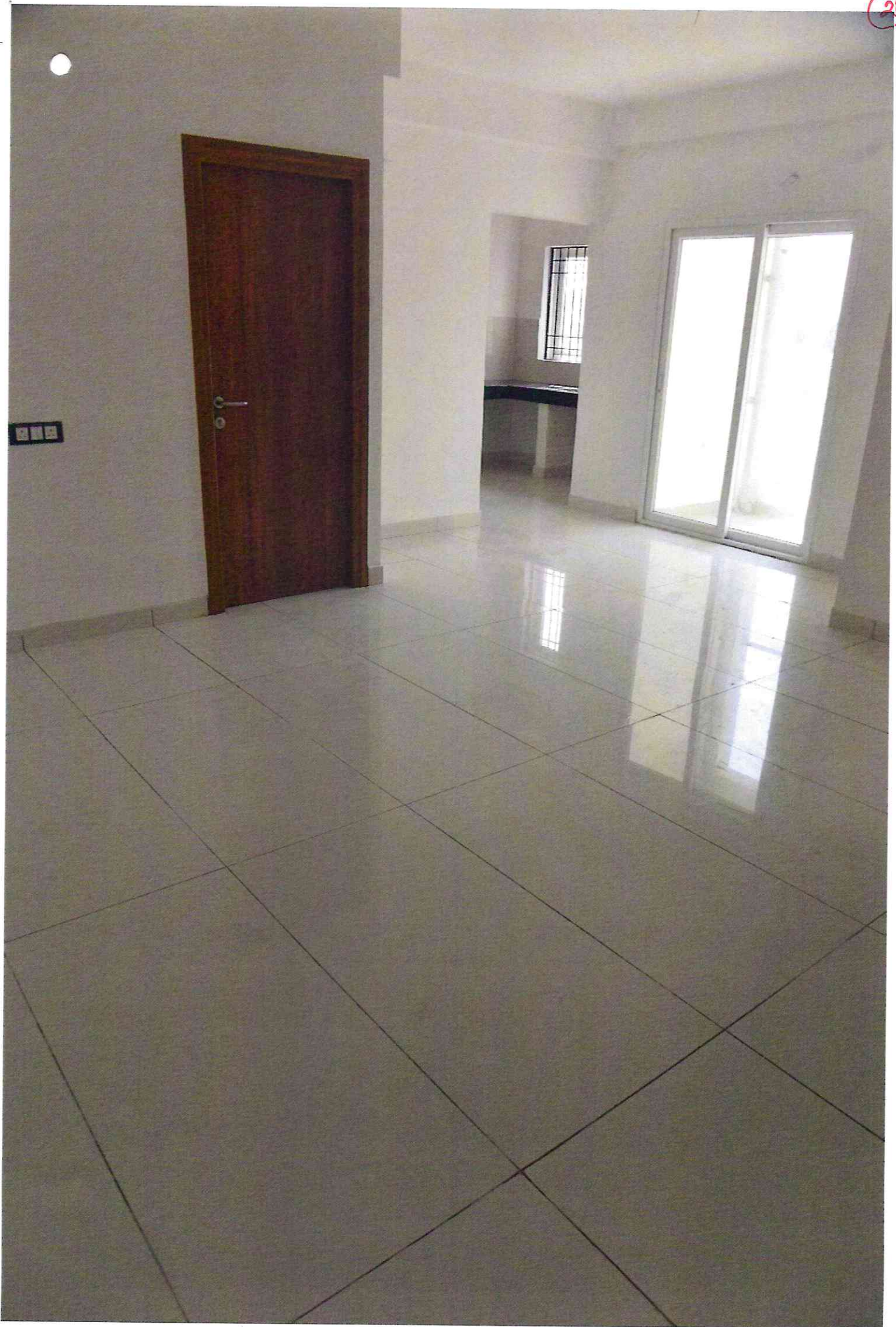


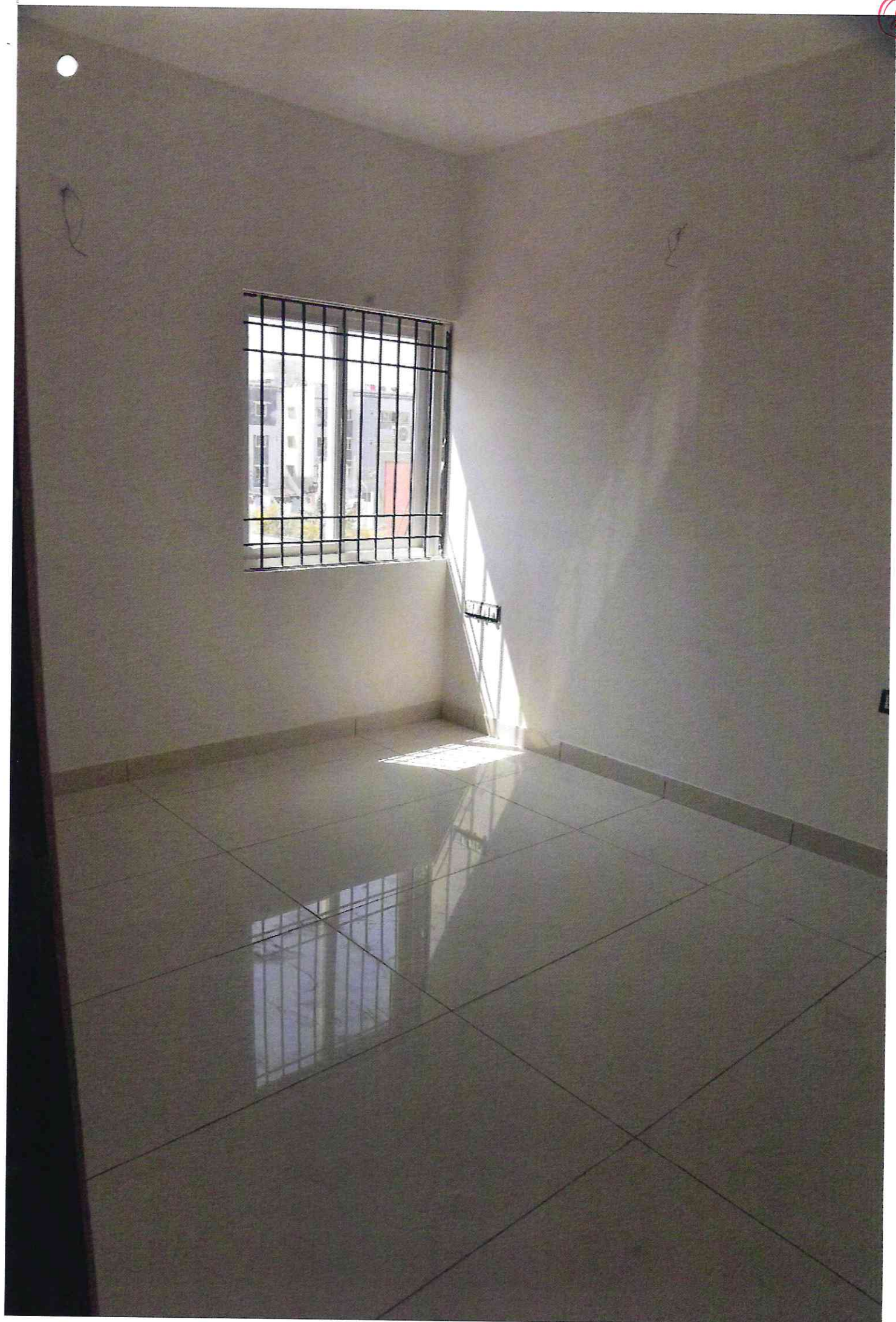


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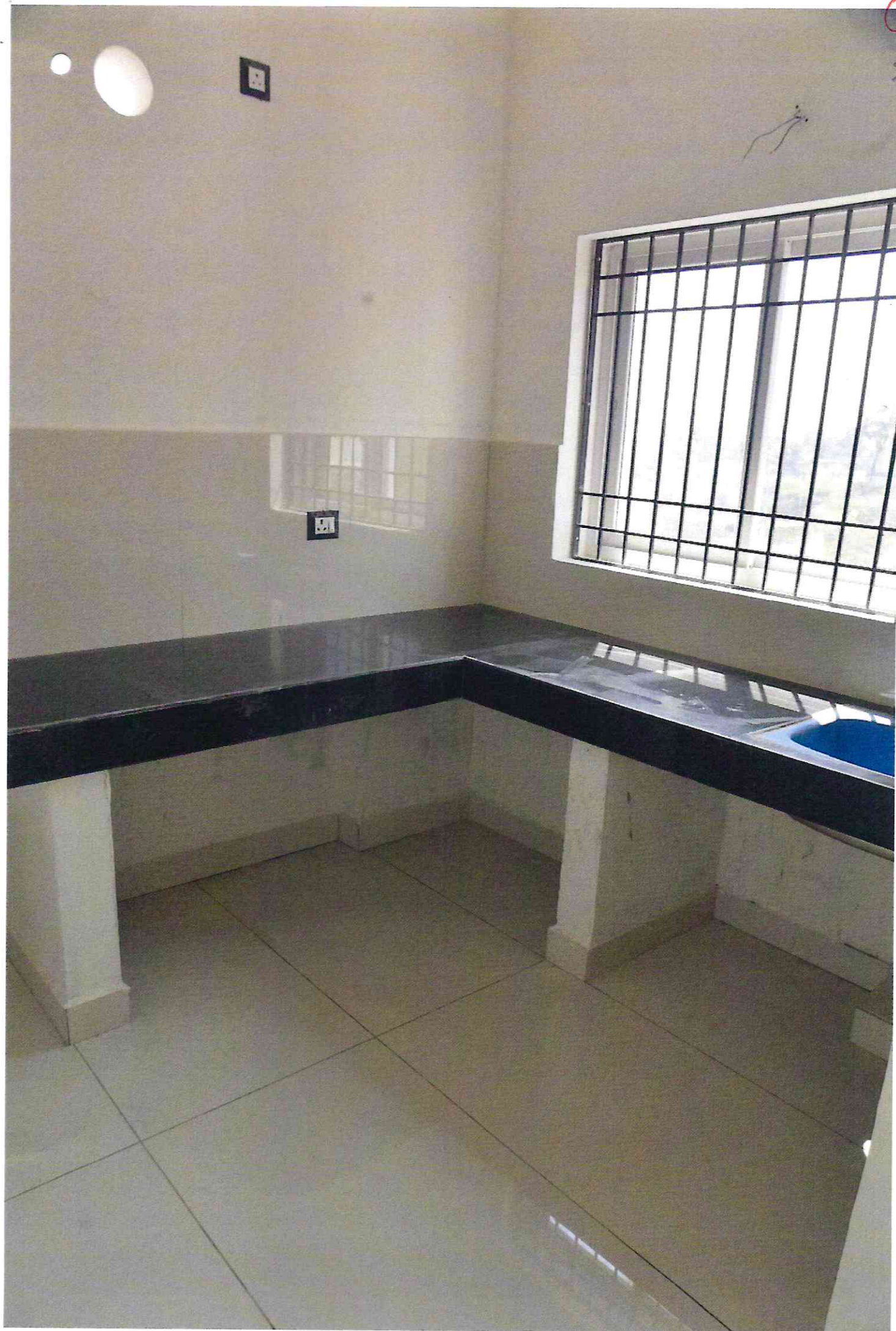


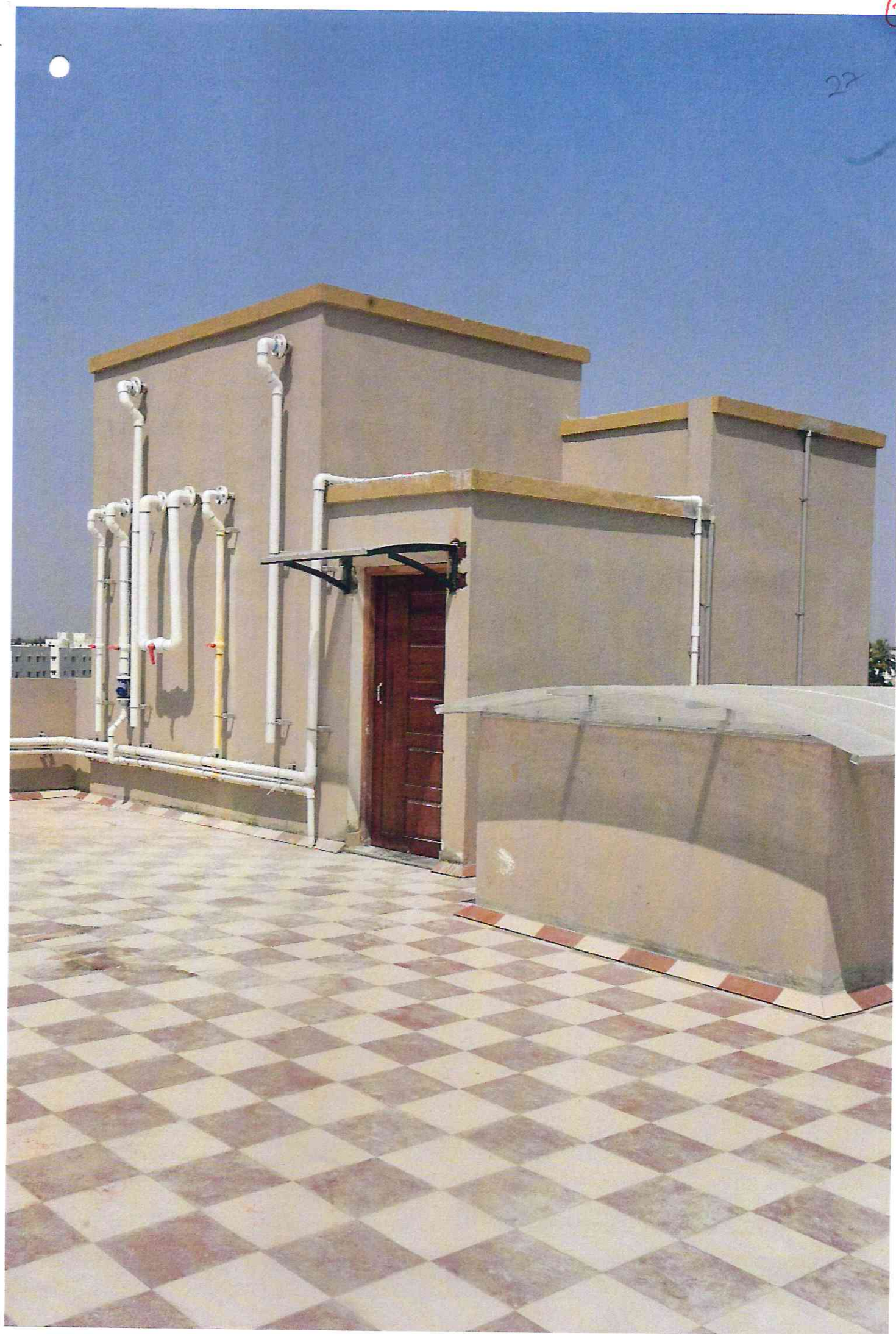












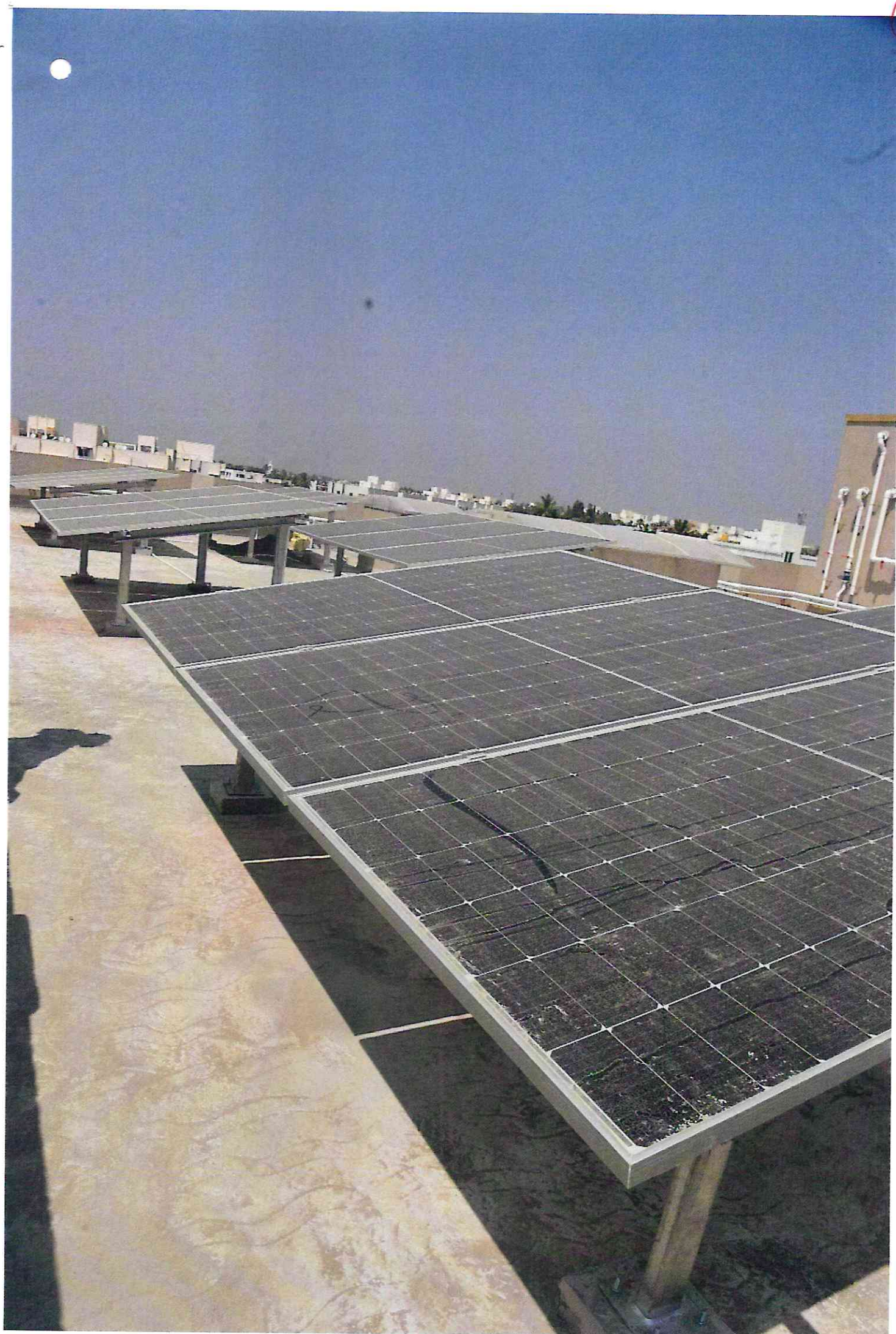
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(7)

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

Date:15.04.2025

To

M/s.BONEGA PROPERTIES LLP

Rep. by Thiru.V.Naman Bagmar,
GPA of M/s.Kaaviya Enterprises,
Door No.19/20, General Muthiah Street,
Sowcarpet, Chennai-79.

Subject: Certificate of Completion of Construction Work of **RLD TRIPTI** Building/ Block of the Building of the Project (TNRERA Registration Number. TN/29/Building/0426/2023, Dated.16.10.2023) situated at Plot No.7, Athipattu Village, Chennai, comprised in Old S.No.431, New S.No.431/2A, T.S. No.4/1 part, Block No.10 Ward-G of Athipattu village Chennai, within the limit of Greater Chennai Corporation, demarcated by its boundaries Latitude 13°08'62.7"N; and Longitude 80°14'73.8"E; of Athipattu Village, Ambattur Taluk, Chennai District, PIN 600 058, measuring 607.30 sq.mts. area being developed by **M/s.BONEGA PROPERTIES LLP**

Sir,

I **S.POOVENDRAN** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **RLD TRIPTI** building situated at Plot No.7, Athipattu Village, Chennai, comprised in Old S.No.431, New S.No.431/2A, T.S. No.4/1 part, Block No.10 Ward-G of Athipattu village Chennai, within the limit of Greater Chennai Corporation, PIN - 600 058, measuring 607.30 sq.mts. area, being developed by **M/s.BONEGA PROPERTIES LLP**

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

- (i) **Thiru. S. POOVENDRAN** as Architect/Engineer
- (ii) **Thiru. A. PERAMAIYAN** as Structural Consultant
- (iii) **M/s. AYYAN ASSOCIATES** as Geo – Tech Consultant
- (iv) **Thiru. E. SHUNMUGAM** as Site Supervisor/Clerk of Works


S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail: poovendran1993@gmail.com
Mobile: +91-73738 76844

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 **M/s. BONEGA PROPERTIES LLP** 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 **RLD TRIPTI** Building is granted Completion Certificate bearing number **C.C.No. EC/North-II/128/2025**, dated. **09.04.2025** by Chennai Metropolitan Development Authority (CMDA).

Yours Faithfully,


S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail : poovendran1993@gmail.com
Mobile : +91 - 73738 76844

FORM-4B
STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Date:15.04.2025

I **A. PERAMAIYAN** have undertaken assignment as Structural Engineer for the detailed design and construction of the building comprising of Stilt Floor + 3 Floors situated at Plot No.7, Athipattu Village, Chennai, comprised in Old S.No.431, New S.No.431/2A, T.S. No.4/1 part, Block No.10 Ward-G of Athipattu village Chennai, within the limit of Greater Chennai Corporation.

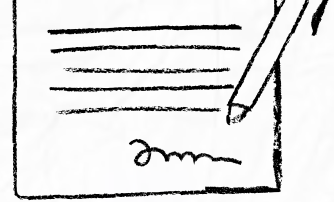
It is certified that the building has been designed as a RCC & Block works structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of 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,


A.PERAMAIYAN, ME., (Struct.), M.I.E.
Registered Structural Engineer
Chennai Metropolitan Development Authority
Registration No. SE/Gr-I/19/03/026
No.K28, 1st Main Road, Anna Nagar East, Ch-102.
E.mail:peramsmyth@gmail.com,
Mobile: +91-9841547214.

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.



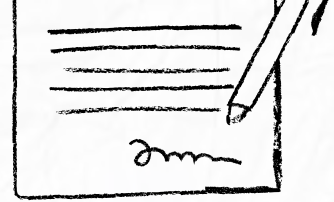
NRI & Investment Services

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



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

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