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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s.THE NEST
Project Name	:	NEST MAJESTY
Project Registration No.	:	TN/29/Building/441/2023
Project Registration Date	:	27.10.2023
Project Completion Date	:	31.01.2025
Quarter Ending	:	DECEMBER - 2024

RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK
Bank Branch	:	Nelson Manickam Road
Bank A/c No.	:	777705120038

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.5,75,84,408/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.4,02,90,000/-
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	15	1432.55
	b) UDS Registered	15	645.62

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A1	YES	YES
2.	A2	YES	YES
3.	A3	YES	YES
4.	A4	YES	YES
5.	A5	YES	YES
6.	B1	YES	YES
7.	B2	YES	YES
8.	B3	YES	YES
9.	B4	YES	YES
10.	B5	YES	YES
11.	C1	YES	YES
12.	C2	YES	YES
13.	C3	YES	YES
14.	C4	YES	YES
15.	C5	YES	YES

B. Construction

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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs.5,18,25,967/-
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 NIL NIL

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

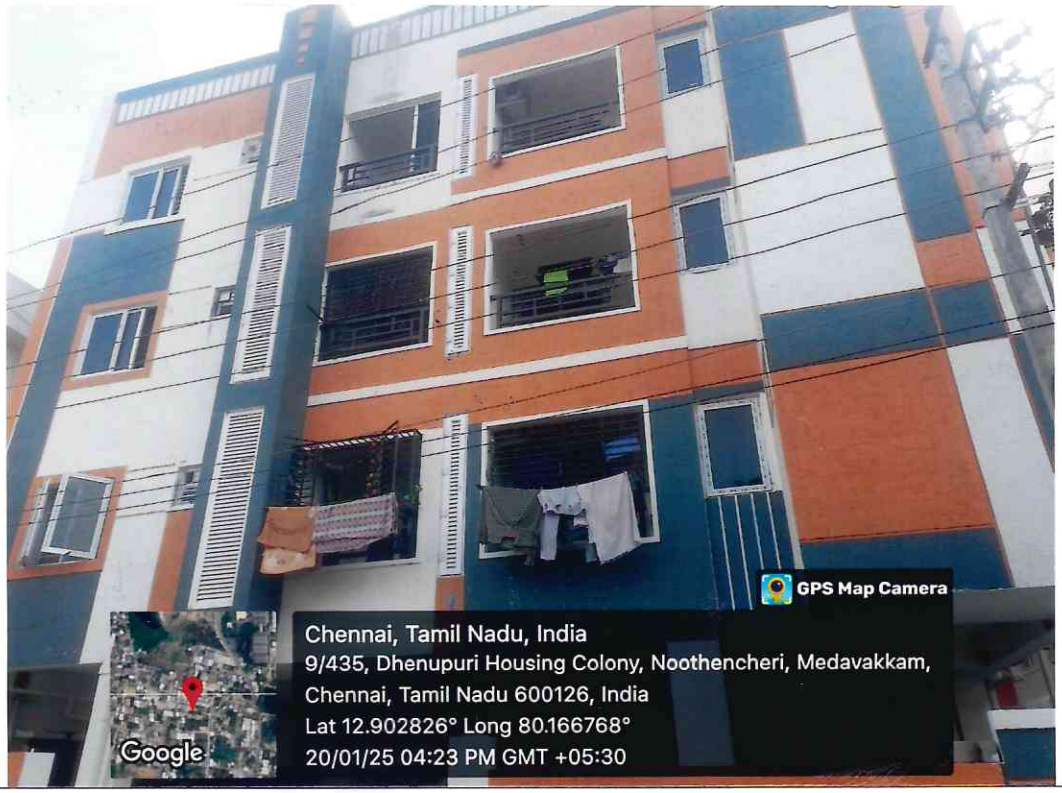
K.KARTHIK, FCA
M.No:214174
CHENNAI
600 041
CHARTERED ACCOUNTANTS

For THE NEST
Managing Partner

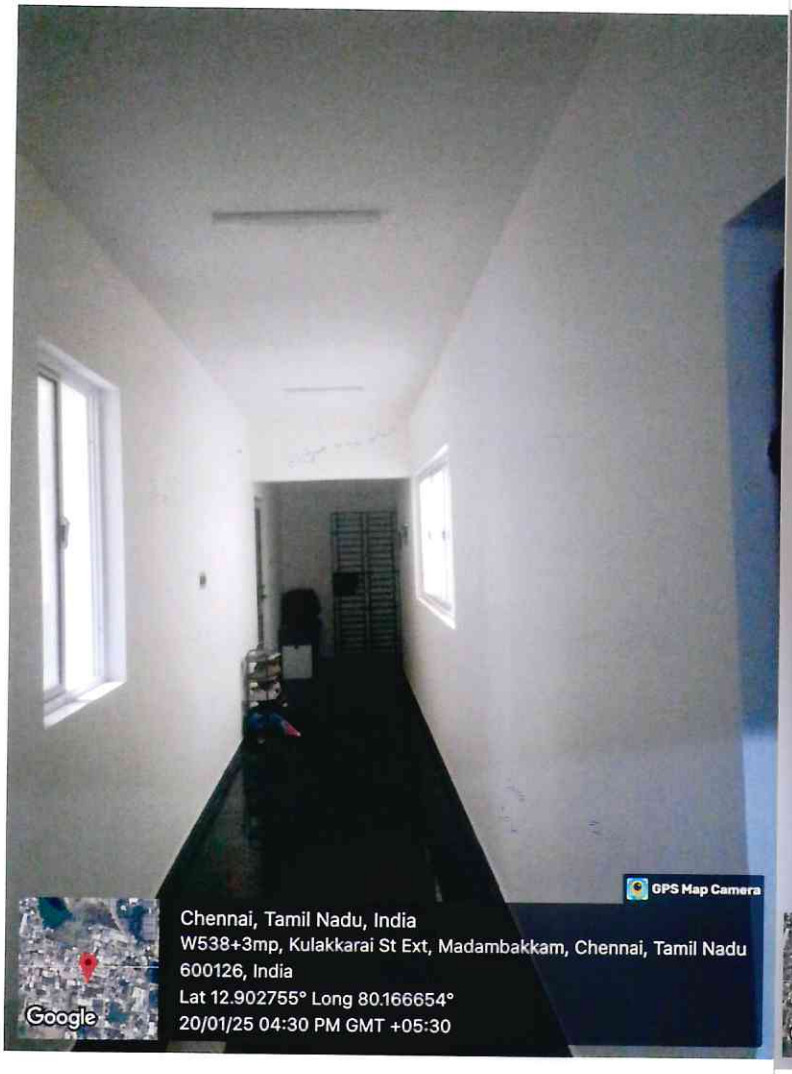
Signed by Chartered Accountant

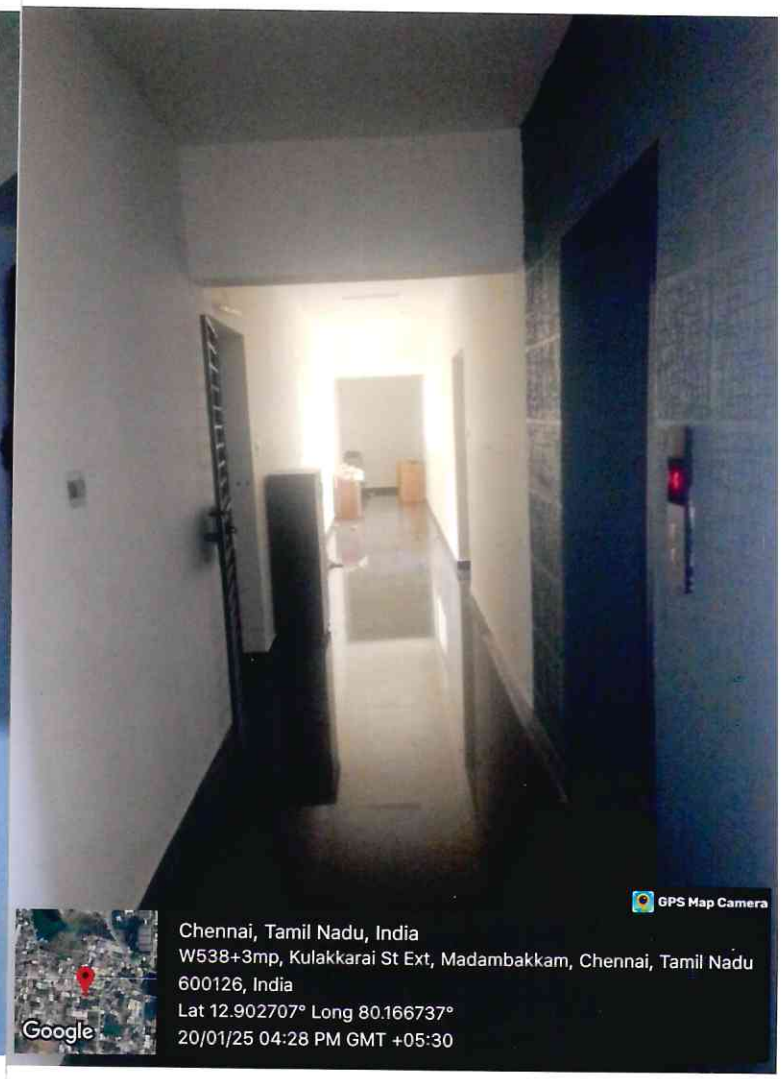
Signed by Promoter

SITE PHOTOS (Outer view)

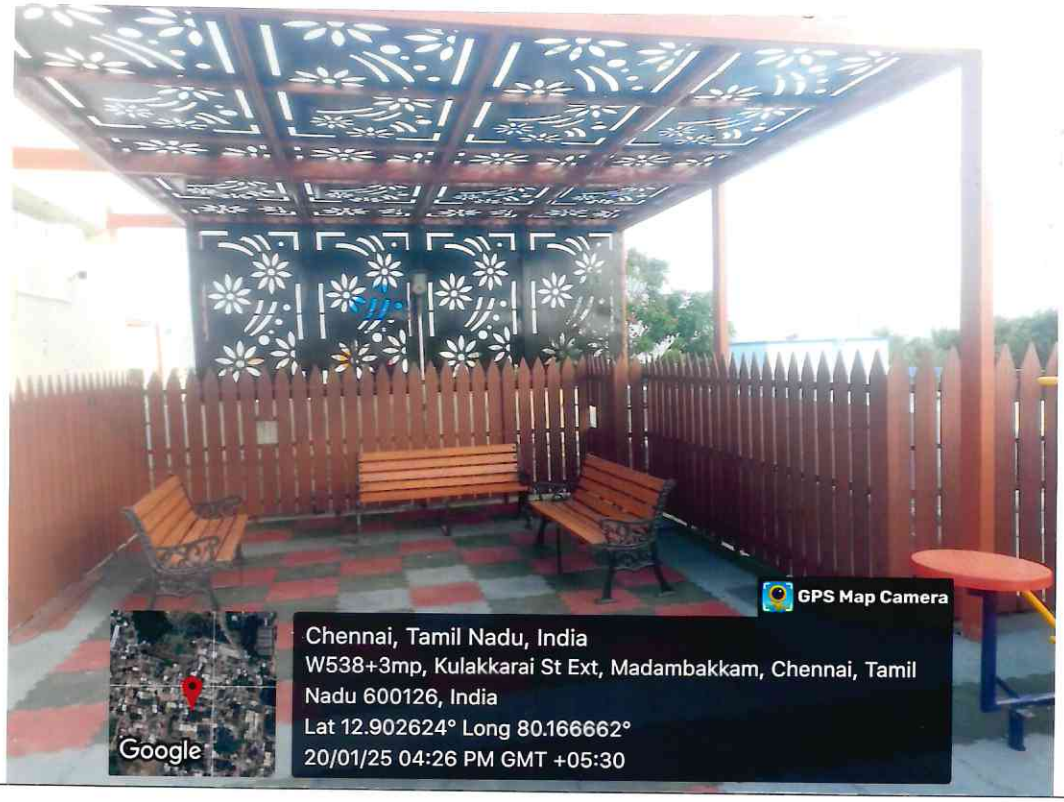


SITE PHOTOS (Inner view)





AMENITIES


GPS Map Camera
Google
Chennai, Tamil Nadu, India
W538+3mp, Kulakkarai St Ext, Madambakkam, Chennai, Tamil Nadu 600126, India
Lat 12.902624° Long 80.166662°
20/01/25 04:26 PM GMT +05:30

GPS Map Camera
Google
Chennai, Tamil Nadu, India
W538+3mp, Kulakkarai St Ext, Madambakkam, Chennai, Tamil Nadu 600126, India
Lat 12.902786° Long 80.166503°
20/01/25 02:52 PM GMT +05:30

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

கலைஞர் 100 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 Commissioner,
St.Thomas Mount Panchayat Union,
Chitlapakkam, Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0284/2024 **Dated:04.10.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units at **Plot No.3** (As per CMDA approved subdivision No. P.P.D/L.O No.155/2023) Indira Nagar, Kulakarai Street Extension, Vengaivasal, Chennai comprised in S.No.252/1A1D (Part) of Vengaivasal Village within the Limits of the St.Thomas Mount Panchayat Union – 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 Planning Permission vide No.OL-PP/NHRB/0333/2023, in Planning Permit No.OL-00476 in letter No.CMDA/PP/NHRB /S/0495/2023 dated 25.08.2023.
3. Online Completion Certificate Application received from M/s.The Nest, Represented by its Managing Partner Thiru.M.Shanker Ganesh dated 06.07.2024.
4. This office D.C.Letter even No. dated 25.09.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026149 dated 25.09.2024 with enclosures.

*****

This is to certify that M/s.The Nest, Represented by its Managing Partner Thiru.M.Shanker Ganesh, has completed the Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units at **Plot No.3** (As per CMDA approved subdivision No. P.P.D/L.O No.155/2023) Indira Nagar, Kulakarai Street Extension, Vengaivasal, Chennai comprised in S.No.252/1A1D (Part) of Vengaivasal Village within the Limits of the St.Thomas Mount Panchayat Union 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/ 342 / 2024, dated 04.10.2024.**

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 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 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,

04/X/2024

for MEMBER-SECRETARY

04/10/24

Copy to:

1. M/s.The Nest, Represented by its Managing Partner Thiru.M.Shanker Ganesh, New No.15, Old No.60, Kamaraj Nagar 4th Street, Choolaimedu, Chennai – 600 094.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA Project Registration Certificate No.TN/29/Building/441/ 2023, dated 27.10.2023 with the project name of "NEST MAJESTY" in file No.TNRERA/9038/2023 with the valid period till January 2025 in the name of M/s.The Nest.)

3. The Deputy Financial Analyst Finance Division, CMDA. (For Refund of Security Deposit for Building, Septic Tank and Display Board)

4. The System Analyst, Computer Cell, CMDA (to update Webpage). For Web-hosting

Note:

(i) The original copy of CMDA's Cash Receipt No.CMDA/PP/Ch/11659/2023, dated 18.08.2023 for the payment of the Security Deposit has been submitted by the applicants.

(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)

To

Date: 06.02.2025

M/s. THE NEST,
Rep.by its Managing Partner Mr.M.Shanker Ganesh,
New No.15, Old No.6,
Kamarajar Nagar 4th Street,
Choolaimedu, Chennai – 600 094.,

Subject: Certificate of Completion of Construction Work of NEST MAJESTY Building, 1 Block of the Building of the Project (TNRERA Registration Number. TN/29/Building/441/2023, dated 27.10.2023) situated on the Land Plot No.3, bearing S.No.252/1A1D (Part), demarcated by its boundaries (latitude and longitude of the end Points) to the North to the South 12.902768" to the East to the West 80.166715" of Indira Nagar, Kulakkarai Street Extension, Vengaivasal Village, Tambaram Taluk, Chengalpet District measuring 645.67 sq.mts area being developed by M/s. THE NEST.

Sir,

I Mrs.M.SATHYA have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of NEST MAJESTY Building, 1 Block of the Building situated on the Plot No.3, Comprised in S.No.252/1A1D (Part), Indira Nagar, Kulakkarai Street Extension, Vengaivasal Village, Tambaram Taluk, Chengalpet District measuring 645.67 sq.mts area, being Developed by M/s. THE NEST.

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

(i) Tmt.P.ELANKANI as Architect

(ii) Thiru.B.SRINIVASAN as Structural Consultant

(iii) Thiru.KARTHI.V as MEP Consultant

(iv) Thiru.N.VELMANI as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that NEST MAJESTY Building, 1 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 NEST MAJESTY Building, 1 Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0284/2024, dated 04.10.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

M. Sathya (M. SATHYA)

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. CA/2013/60713)

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I, B.SRINIVASAN have undertaken assignment as Structural Engineer for the detailed design and construction of the buildingNEST MAJESTY, 1Block of the building comprising of Three Floors situated in the land Plot No.3, bearing Survey Number.252/1A1D (Part), Indira NagarKulakkarai Street Extension, Vengaivasal Village, TambaramTaluk,Chengalpet District, PIN - 600 126.

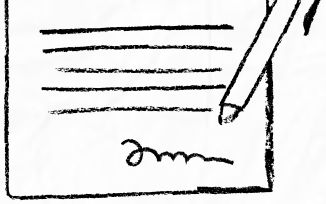
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,

B.SRINIVASAN, B.E.,A.M.I.E, C.Engg.,
Structural Engineer Grade - II
CMDA Reg No.S.E/GR-II/19/08/152
176/311, ARCOT ROAD,
KODAMBAKKAM, CHENNAI-600 024

Signature, Name and seal
of the Registered Structural Engineer



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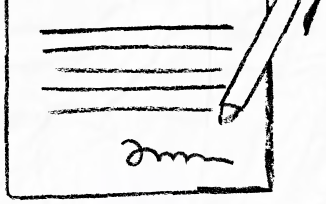

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Zoning & Land Use Analysis

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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real estate journey

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