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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. VISHRANTHI HOMES PRIVATE LIMITED
Project Name	:	PRAJNA
Project Registration No.	:	TN/29/Building/0056/2024
Project Registration Date	:	13/02/2024
Project Completion Date	:	16.08.2031
Quarter Ending	:	(December) Year 2024

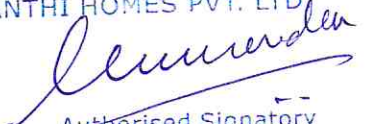
RERA Separate Bank A/c Details

Bank Name	:	INDIAN OVERSEAS BANK
Bank Branch	:	THIRUVANMIYUR
Bank A/c No.	:	041802000002302

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.11,76,59,784
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.8,45,79,948
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	10 Nos	2321.96
	b) UDS Registered	10 Nos	802.68

For VISHRANTHI HOMES PVT. LTD

 Authorised Signatory

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1A (Land Owner retain)	Yes	
2.	1B (Land Owner retain)	Yes	
3.	2A	Yes	Yes
4.	2B	Yes	No
5.	3A (Land Owner retain)	Yes	
5.	3B (Land Owner retain)	Yes	
7.	4A	Yes	Yes
8.	4B	Yes	Yes
9.	5A (Land Owner retain)	Yes	
10.	5B (Land Owner retain)	Yes	

B. Construction

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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.191 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

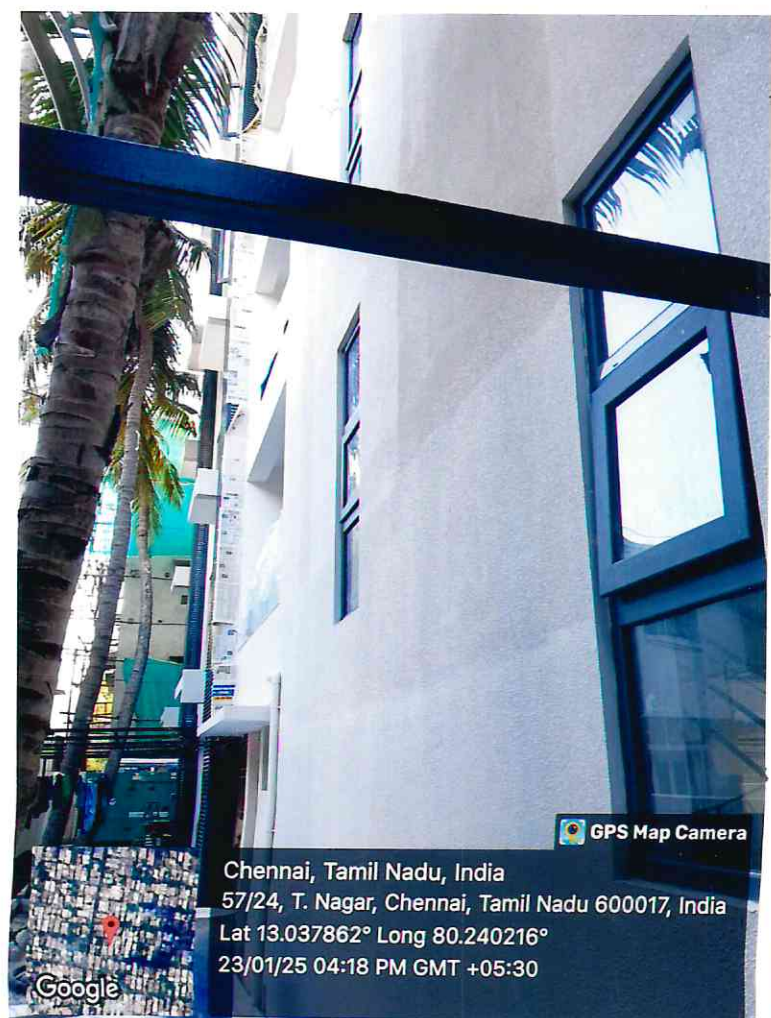
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

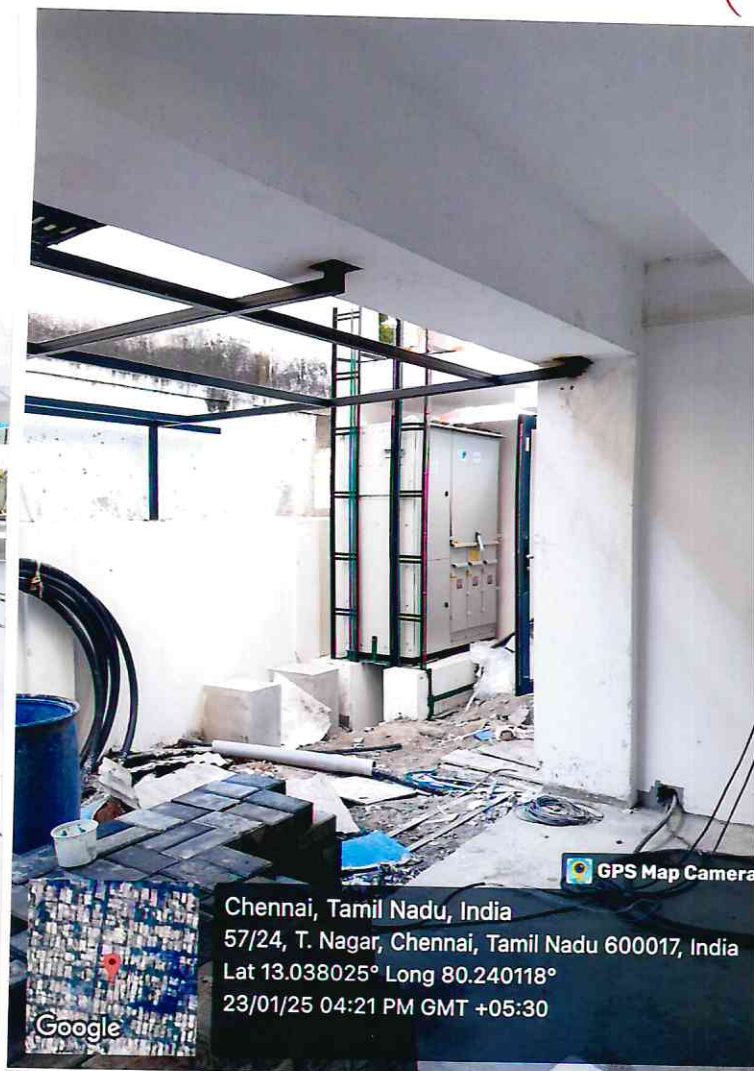
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

[Signature]
Authorised Signatory

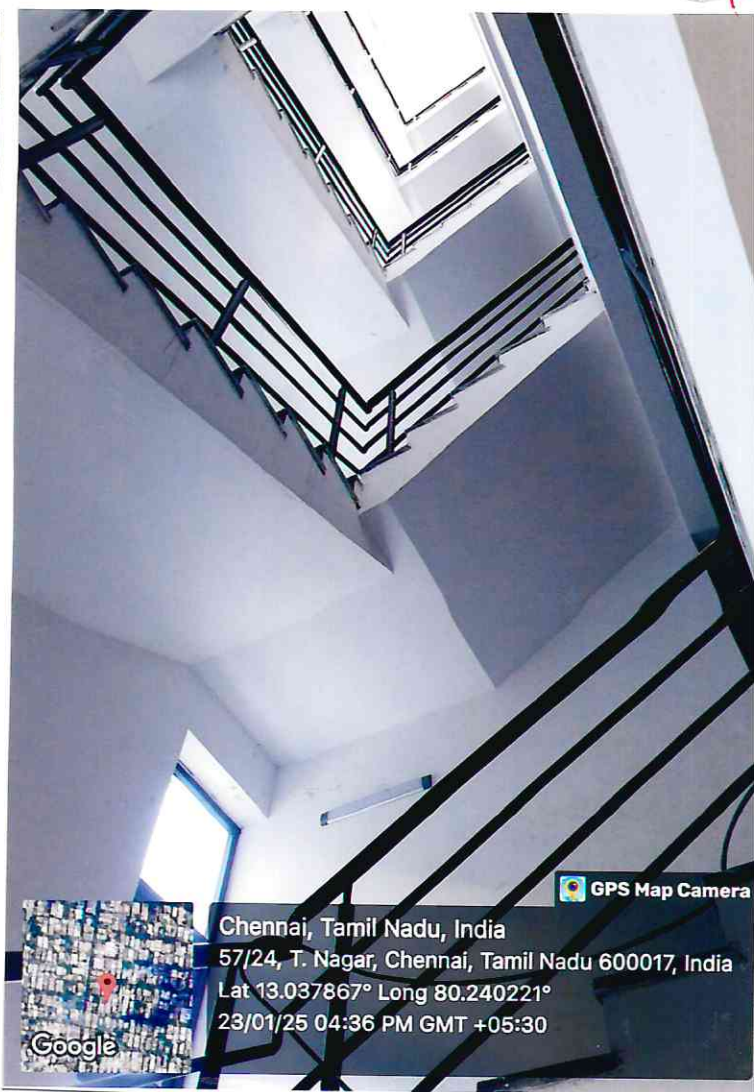


11/18

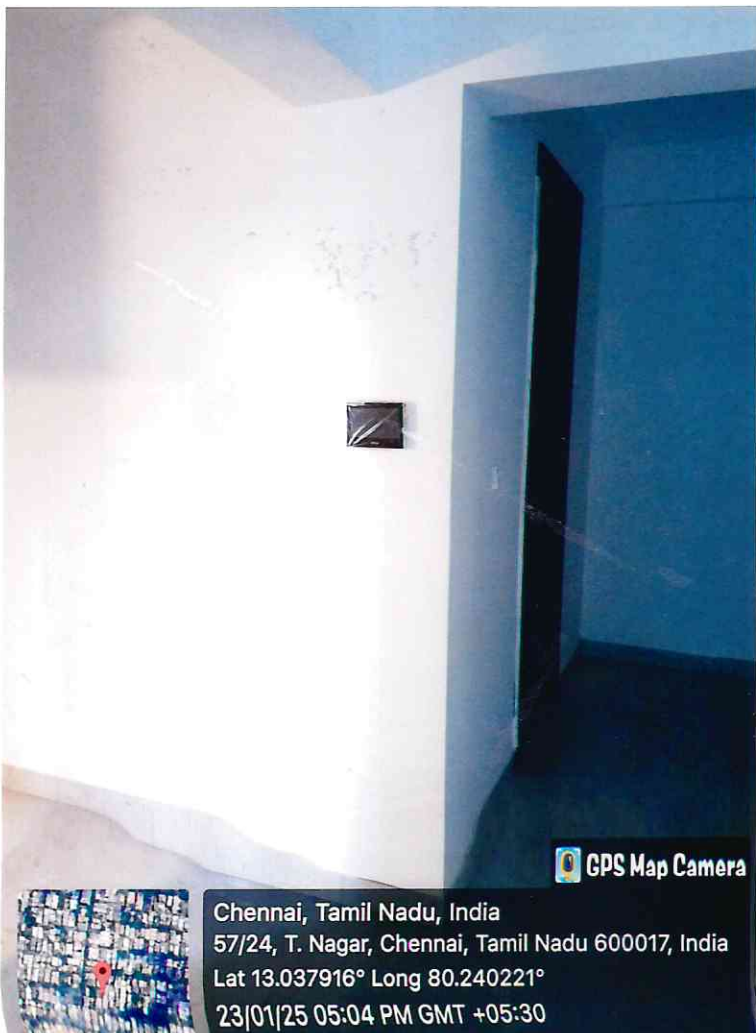
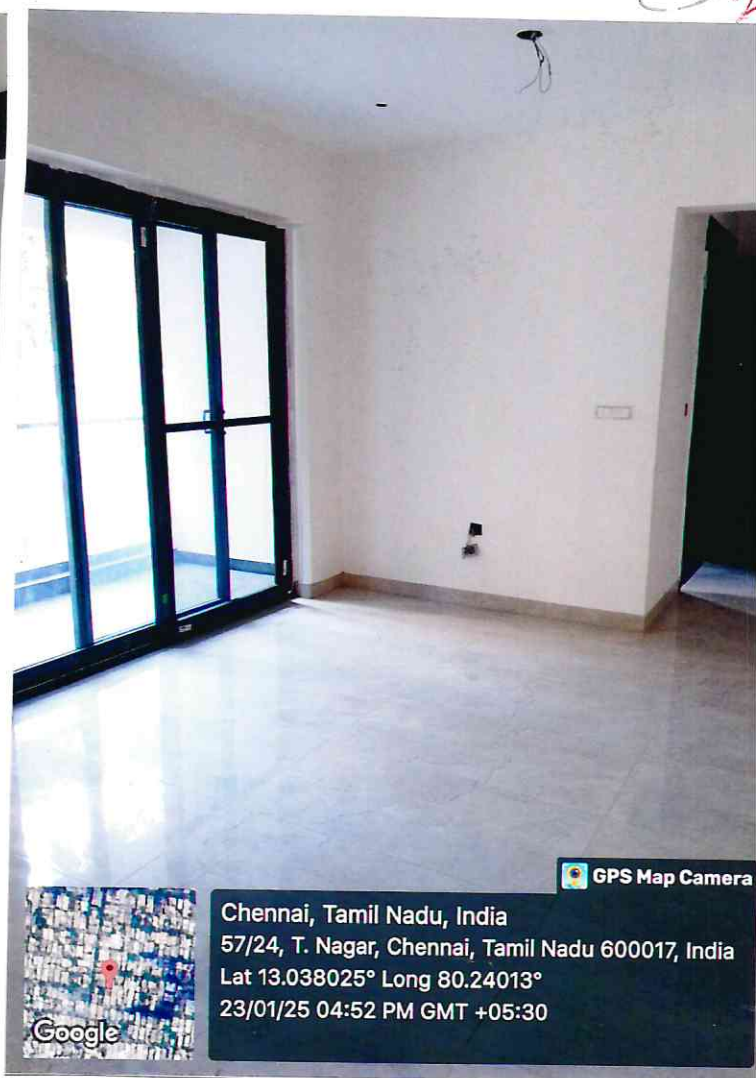


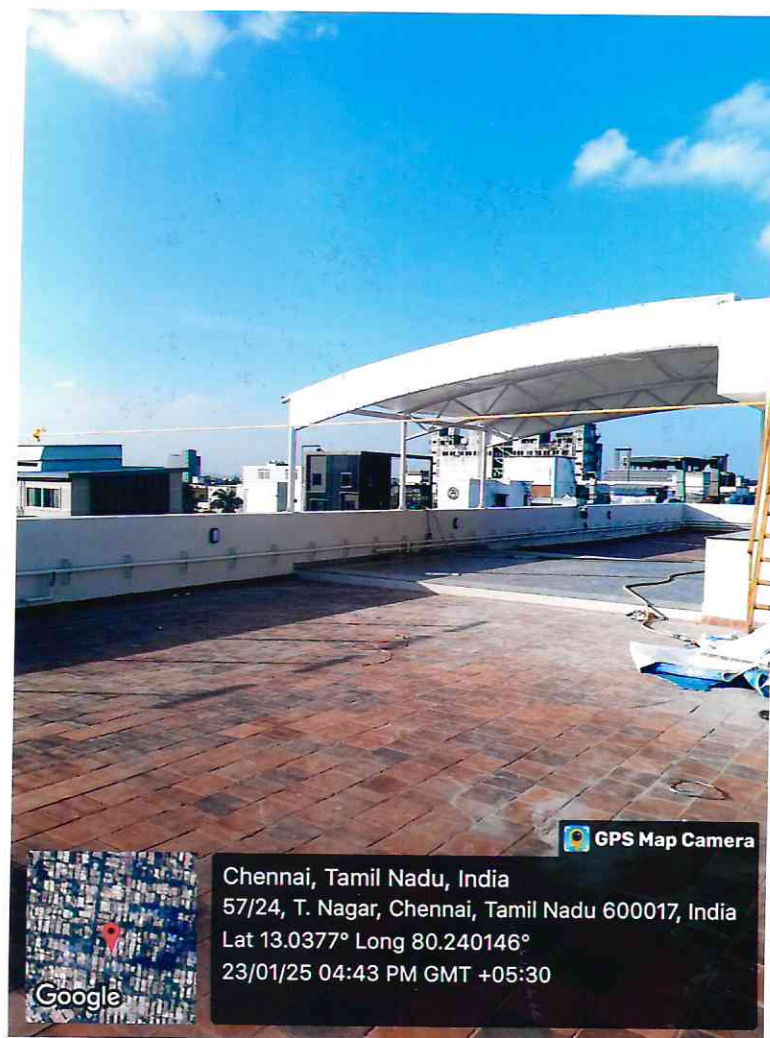


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(17) 2







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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/423/2024

Dated: 03.01.2025

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI with TOD Benefit at Plot No.3, New Door No.57, Old Door No.24, Saravana Mudali Street, T.Nagar, Chennai – 600017 Comprised in Old S.No.119/1 and 119/2, Block No.13 now bearing T.S.No.6600, Block No.142 of T.Nagar Village within the limits 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 issued Planning Permission in P.P. No. OL-PP/NHRB/0325/2023 in Letter No. PP/N HRB/C/0053/2023 dated 17.08.2023 in planning permit No. OL - 00466.
 3. TNRERA Registration for project in Registration No.TN/29/Building/0056/2024 in file No. TNRERA/0804/2024 dated 13.02.2024.
 4. Completion Certificate application dated 10.10.2024.
 5. This office D.C. advice letter even No. dated 10.12.2024.
 6. The applicant letter dated 19.12.2024, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No. B0026374, dated 18.12.2024 and along with other particulars.

This is to certify that **M/s Pothys Garments Represented by Mr.S.Ramesh** has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI with TOD Benefit at Plot No.3, New Door No.57, Old Door No.24, Saravana Mudali Street, T.Nagar, Chennai – 600017 Comprised in Old S.No.119/1 and 119/2, Block No.13 now bearing T.S.No.6600, Block No.142 of T.Nagar Village within the limits 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/ 003/2025, dated:03-01-2025.**

For VISHRANTHI HOMES PVT. LTD./p.t.o//

Authorised Signatory

1/2/11

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,

for MEMBER SECRETARY

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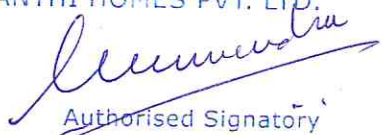
1. **M/s Pothys Garments Represented by
Mr.S.Ramesh,**
No.15, Nageswara Rao Road,
T.Nagar,
Chennai – 600 017.

- | | | |
|----|--|--|
| 2 | The Chairperson, TNRERA
CMDA – Tower-II (1 st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. | TNRERA Registration for project in
Registration No.TN/29/Building/0056/2024 in
file No. TNRERA/0804/2024 dated 13.02.2024. |
| 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.B0020177, dated 30.10.2021 &
CMDA/PP/Ch/11326/2023, dated 09.08.2023). | |
| 4. | The System Analyst, Computer Cell, CMDA, (to update Webpage). | |

Note:

- The Original Cash Receipt for the Security Deposit has been surrendered for refund by the applicant.
- 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.

For VISHRANTHI HOMES PVT. LTD.


Authorised Signatory

FORM-4A
ARCHITECT'S CERTIFICATE

Date: 17-01-2025

To

M/s Vishranthi Homes Pvt Ltd
"Vinayaga Tower", First Floor,
New No.45 and Old No.21,
K.B. Dasan Road,
Teynampet,
Chennai – 600 018.

Subject: Certificate of Completion of Construction Work of Building named as PRAJNA, the Building of the Project (TNRERA Registration No.TN / 29/ Building / 0056 / 2024 dated 13.02.2024) situated at Plot No. 3, Old Door No. 24, New Door No. 57, Saravana Street [formerly Saravana Mudali Street], T. Nagar, Chennai 600 017, comprised in Old Survey Nos. 119/1 & 119/2, T.S. No. 6600, Old Block No. 13, New Block No. 142 of T.Nagar Village (Thiyagaraya Nagar), Guindy Taluk, Chennai District, demarcated by its boundaries (latitude 13°02'17.0"N and longitude 80°14'24.0"E) to the North by: Now Saravana Street (formerly Saravana Mudali Street), to the East by: House No. 23, Now Saravana Street (formerly Saravana Mudali Street), to the South by: House site and to the West by: Property belonging to Skylift Cargo Private Limited, within the Registration District of Chennai South and Sub-Registration District of T.Nagar (Thiyagaraya Nagar), measuring, an extent of 802.68 sq.mts. area being developed by M/s. Vishranthi Homes Pvt Ltd.

Sir,

We have undertaken assignment as Architect of certifying completion of Construction Work of the Building PRAJNA, situated at Plot No. 3, Old Door No. 24, New Door No. 57, Saravana Street [formerly Saravana Mudali Street], T. Nagar, Chennai 600 017, comprised in Old Survey Nos. 119/1 & 119/2, T.S. No. 6600, Old Block No. 13, New Block No. 142 of T.Nagar Village (Thiyagaraya Nagar), Guindy Taluk, Chennai District, measuring, an extent of 802.68 sq.mts area being developed by M/s Vishranthi Homes Pvt Ltd.

2. Following technical professionals have been appointed by Promoter:

- (i) M/s. NATARAJAN & VENKAT Architect, Thiru. R. VISWESH KRISHNA, B.Arch.,
as Architect/Engineer
- (ii) Thiru.Dr.ALEX JACOB, (B.E., M.Tech (Str), Ph.D (Hon), M.I.E. (Aust), M.I.E. (Ind)),
as Structural Consultant

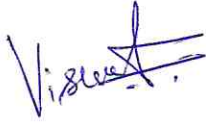


(iii) In house consultant of M/s. Vishranthi Homes Pvt. Ltd as MEP Consultant

(iv) Thiru. Mr. RAMACHANDRAN. P., B.Tech., 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, we hereby certify that the Building PRAJNA 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 PRAJNA is granted Completion Certificate bearing No.EC / Central-II/ 003 / 2025 dated 03.01.2025 by Chennai Metropolitan Development Authority.

Yours Faithfully,



Signature
R. VISWESH KRISHNA, B.Arch.,
CA/2019/110872

R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA / 2019 / 110872
CORPORATION REGN. NO. RA003282022
A-302, PELICAN NEST, 48/148, CREEK STREET,
SOWDEESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE: 9884022352



59
ALEX JACOB

B.E., M.Tech (Str), Ph.D (Hon), Dip. Bdg.Sc (Aust), M.I.E (Aust), M.I.E (Ind)
CONSULTING ENGINEER

Old No.41/A, New No.70, Beach Road, Kalakshetra Colony,
Besant Nagar, Chennai - 600 090.

044 - 24910945

+91-98401 59550

alexjacobuc@gmail.com

www.unitedconsultants.in

17.01.2025

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER**

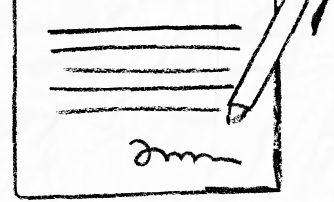
This is to certify that I have carried out assignment as Structural Engineer for the detailed structural design of the Residential building named as "PRAJNA" of the building comprising of Stilt floor parking + 5 floors with 10 dwelling units situated in the land bearing Old Block No. 13, New Block No. 142, situated at Plot No. 3, Old Door No. 24, New Door No. 57, Saravana Street [formerly Saravana Mudali Street], T. Nagar, Chennai 600 017.

It is certified that the building has been designed as a RCC framed structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and service ability 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.


(Dr. ALEX JACOB)

Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon),
M.I.E. (Aust), M.I.E. (ind)
STRUCTURAL ENGINEER,
41/A, BEACH ROAD, KALAKSHETRA COLONY,
CHENNAI - 600 090.
REG No. SE/GR-I/19/02/001
REG No. RSE100392019



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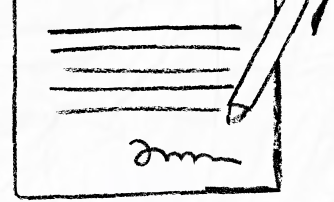
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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OMR Thoraipakkam,
Chennai, India

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