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RE REGULATORY RECORD

RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

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Project – Quarterly Progress Report (QPR)

I.	Promoter's Name	:	M/s. THE NEST
	Project Name	:	NEST ACCOLADE
	Project Registration No.	:	TN/35/Building/0333/2024
	Project Registration Date	:	17.04.2024
	Project Completion Date in Form 'C' / Form 'F'	:	31.01.2026
	Quarter Ending	:	DECEMBER - 2025

II.	Bank Name	:	SBI BANK
	Bank Branch	:	EKKADUTHANGAL
	E-Mail ID	:	sbi.04033@sbi.co.in

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	42892884138
2	RERA Designated Separate Account (70%)	42806574025
3	RERA Designated Transaction Account (30%)	42892875270

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	Rs.38,23,87,053/-
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	Rs.26,41,10,003/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	Rs.11,44,46,753/-
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Statement is enclosed

For THE NEST

Managing Partner

V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	NIL
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	NIL
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	: 	 1 Block, Stilt + Five Floors, 59 Units Not Applicable

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise	59	59	7252.88
	b) UDS Registered	54	54	2226.774

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1	A1	NO	YES	NO	YES
2	B1	NO	YES	NO	YES
3	C1	NO	YES	NO	YES
4	D1	NO	YES	NO	YES

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5	E1	NO	YES	NO	YES
6	A2	NO	YES	NO	YES
7	B2	NO	YES	NO	YES
8	C2	NO	YES	NO	YES
9	D2	NO	YES	NO	YES
10	E2	NO	YES	NO	YES
11	A3	NO	YES	NO	YES
12	B3	NO	YES	NO	YES
13	C3	NO	YES	NO	YES
14	D3	NO	YES	NO	YES
15	E3	NO	YES	YES	YES
16	A4	NO	YES	NO	YES
17	B4	YES	YES	YES	NO
18	C4	NO	YES	YES	YES
19	D4	NO	YES	NO	YES
20	E4	NO	YES	NO	YES
21	A5	NO	YES	YES	YES
22	B5	NO	YES	NO	YES
23	C5	NO	YES	NO	YES
24	D5	NO	YES	NO	YES
25	E5	NO	YES	NO	NO
26	A6	NO	YES	NO	YES
27	B6	NO	YES	YES	YES
28	C6	NO	YES	NO	NO
29	D6	NO	YES	NO	YES
30	E6	NO	YES	YES	YES
31	A7	NO	YES	YES	YES
32	B7	NO	YES	YES	YES
33	C7	NO	YES	YES	YES
34	D7	NO	YES	NO	YES
35	E7	NO	YES	NO	YES
36	A8	NO	YES	NO	YES
37	B8	NO	YES	NO	YES
38	C8	NO	YES	YES	YES

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39	D8	NO	YES	NO	YES
40	E8	NO	YES	NO	YES
41	A9	NO	YES	YES	YES
42	B9	NO	YES	NO	YES
43	C9	NO	YES	YES	YES
44	D9	NO	YES	NO	YES
45	E9	NO	YES	YES	YES
46	A10	NO	YES	NO	YES
47	B10	NO	YES	NO	YES
48	C10	NO	YES	NO	NO
49	D10	NO	YES	NO	YES
50	E10	NO	YES	NO	YES
51	A11	NO	YES	NO	YES
52	B11	NO	YES	NO	YES
53	C11	NO	YES	NO	YES
54	D11	NO	YES	NO	YES
55	A12	NO	YES	NO	NO
56	B12	NO	YES	NO	YES
57	C12	NO	YES	NO	YES
58	D12	NO	YES	NO	YES
59	E12	NO	YES	NO	YES

X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	1 Block, Stilt + Five Floors, 59 Units	Ready for occupation
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Rain water harvesting, Sewage Treatment Plant (STP) & Automated Lift	100% Completed

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3.	Status of other Common Amenities as indicated in the Construction Agreement	CCTV Facilities, Security Room, 24/7 Electricity Back up, Peripheral lighting, Leisure area, Gym, Children's play area, 24 hours security & Intercom Facility	100% Completed

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.3438.23 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.156.21 Lakhs

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

For THE NEST

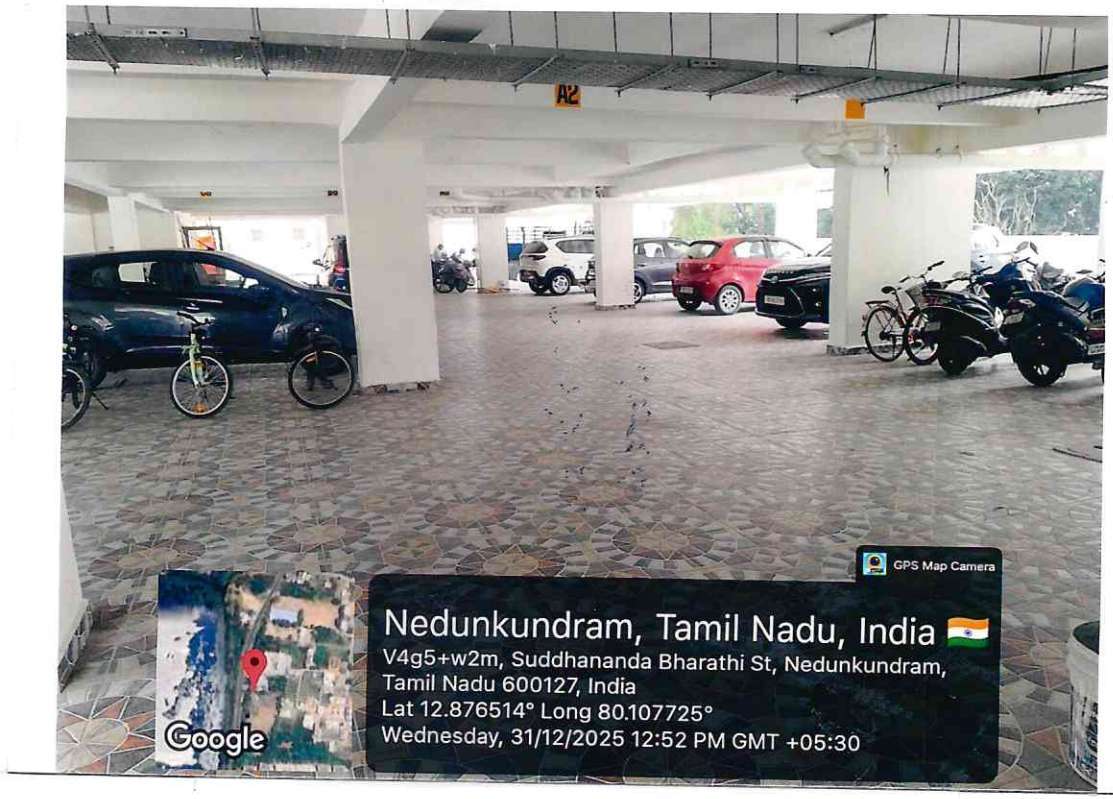
Managing Partner

SITE PHOTOS (OUTER VIEW)





SITE PHOTOS (INNER VIEW)



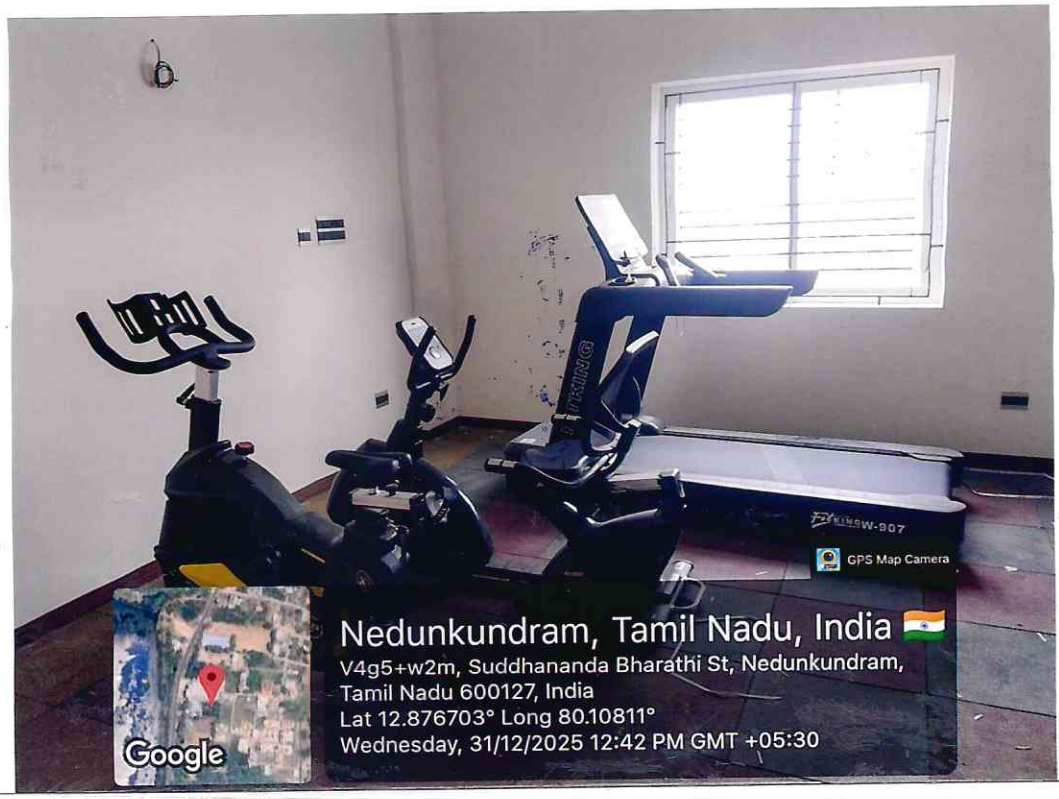


SITE PHOTOS (INNER VIEW)





AMENITIES PHOTOS





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AMENITIES PHOTOS

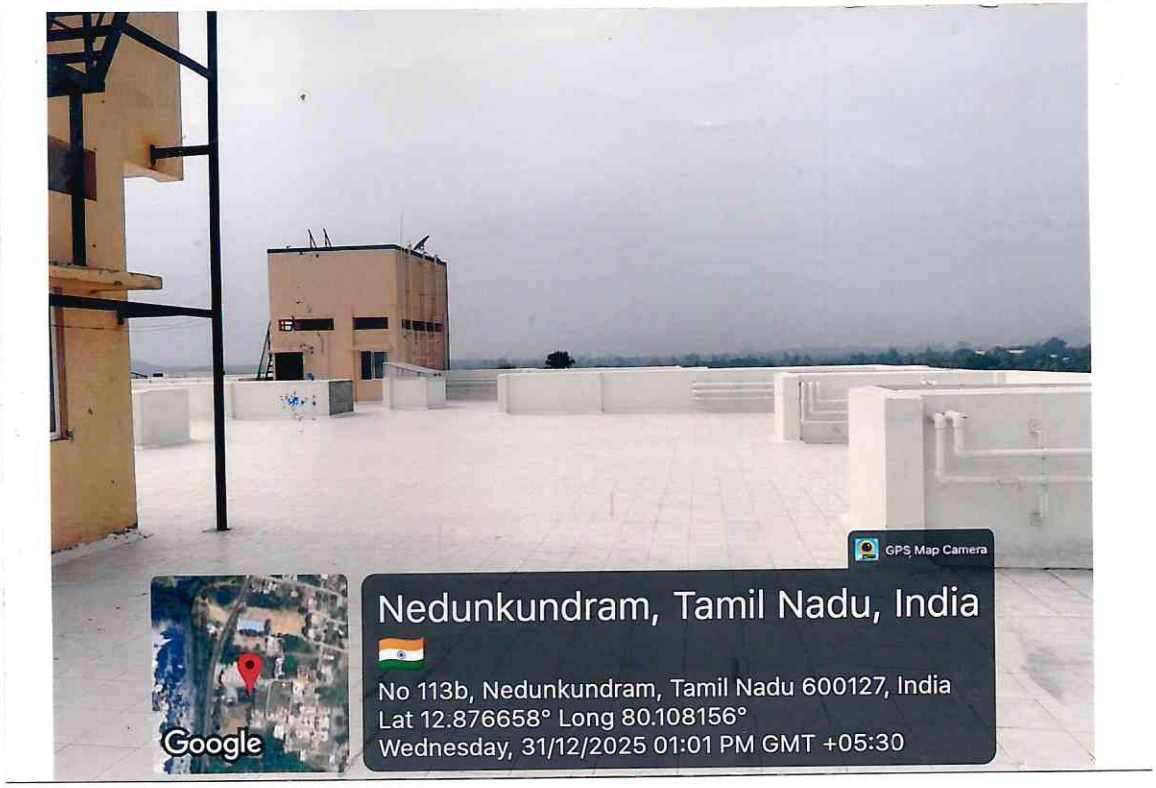




(b1)

AMENITIES PHOTOS





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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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,
Kattankulathur Panchayat Union,
Kattankulathur.

Letter No. CMDA/CC/NHRB/S/0218/2025 **Dated: 21.08.2025**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 59 dwelling units for Affordable Housing with Gym & Indoor Games at Nedunkundram Raod, Kolapakkam, Chennai comprised in S.No.72/1A & 72/1B2A1 of Kolapakkam Village within the limits of Kattankulathur Panchayat Union – 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/0109/2024, Permit No.OL-00806 in letter No.CMDA/PP/NHRB/S/0824/2023 dated 16.03.2024.
3. Completion Certificate Application received from M/s.The Nest, Rep by its Managing Partner Thiru.M.Shanker Ganesh dated 14.05.2025.
4. This office D.C.Letter even No. dated 08.08.2025.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0027023 dated 11.08.2025 with enclosures.

*****

This is to certify that M/s.The Nest, Rep by its Managing Partner Thiru.M.Shanker Ganesh has completed the Construction of Stilt Floor + 5 Floors Residential Building with 59 dwelling units for Affordable Housing with Gym & Indoor Games at Nedunkundram Raod, Kolapakkam, Chennai comprised in S.No.72/1A & 72/1B2A1 of Kolapakkam Village within the limits of Kattankulathur 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.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/279/2025, dated 21.08.2025.**

Contd.,

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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 is issued 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,

22/08/25

For MEMBER-SECRETARY

22/8/2025

Copy to:

1. M/s.The Nest,
   Rep by its Managing Partner Thiru.M.Shanker Ganesh,
   15/6, Kamaraj Nagar 4th Street,
   Choolaimedu, Chennai – 600 094.
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA Registration No.TN/35/Building/0333/2024 dated 17.04.2024 for the Project Name "**NEST ACCOLADE**" in file No.TNRERA/PBF/0090/2024 with the validity period till 31.01.2026 in favour of the applicant's name of M/s.The Nest for the site under reference).
3. The Financial Advisor
   Finance Division, CMDA. (For Refund of Security Deposit for Building, Display Board and STP).
4. The System Analyst, Computer Cell,
   CMDA. (For Web-hosting)

Note:

(i) The original copy of CMDA's Cash Receipt No. CMDA/PP/Ch/13574/2024 dated 15.03.2024 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.

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FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date: 06.01.2026

To
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 ACCOLADE Building, 1 Block of the Building of the Project (TNRERA Registration Number. TN/35/Building/0333/2024, dated 17.04.2024) situated at S.No.72/1A & S.No.72/1B2A1, demarcated by its boundaries (latitude and longitude of the end Points) to the North to the South 12.876738" to the East to the West 80.107855" of Nedunkundram Road, Kolapakkam Village, Vandalur Taluk, Chengalpet District measuring 2400.00 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 ACCOLADE Building, 1 Block of the Building situated at S.No.72/1A & S.No.72/1B2A1, Nedunkundram Road, Kolapakkam Village, Vandalur Taluk, Chengalpet District, PIN – 600 127, measuring 2400.00 sq.mts., area being Developed by M/s. THE NEST .

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

(i) Thiru.M.ATHI BAHAVATHI 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 ACCOLADE 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 ACCOLADE Building, 1 Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0218/2025, dated 21.08.2025 by Chennai Metropolitan Development Authority.

Yours Faithfully,

M. SATHYA

M. Sathya

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

B.SRINIVASAN B.E AMIE.,
Chartered Engineer
CMDA and Greater Chennai Corporation
Registered Structural Engineer

Mobile : 9445210268
Email : srinideepan@rediffmail.com

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FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date : 9-1-2026

I,B.SRINIVASANhave undertaken assignment as Structural Engineer for the detailed design and construction of the buildingNEST ACCOLADE, 1Block of the building comprising of 5Floors situatedatS.No.72/1A& S.No.72/1B2A1, Nedunkundram Road, Kolapakkam Village, VandalurTaluk, Chengalpet District PIN - 600 127.

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 sealof
the Registered Structural Engineer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.