

Project - Quarterly Progress Report

Promoter's Name	:	PUSHKAR PROPERTIES (P) LTD
Project Name	:	PUSHKAR NALANTHA
Project Registration No	:	TN/29/Building/0029/2020 DATED 31.01.2020
Quarter Ending	:	January 2022 (Project Completed)

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1	1
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	66.25	66.25

B. Construction

Sl. No.	Description	Block/Tower No.	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	-N.A.-	PROJECT HANDING OVER

Sl.No.	Description	Percentage
1.	Percentage of Completion	%
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3.74 Cr.

C. Details of Clearances

1. Completion Certificate No. EC/Central -I/ CC/258/2021 dated 22.09.2021 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – Attached

D. Latest Photo with Date (Atleast from 2 angles) attached (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

Flat No Floor	RERA Carpet Area (sec 2(k)) (sq.m)	Carpet Area Exclusive Balcony	Exclusive verandah Service open terrace	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking reserved
4A	96.80	4.73	3.58	34.33	139.44	66.25	1

PUSHKAR NALANTHA
Old No.186, New No. 350, 4th Avenue, Santhi Colony,
Annanagar West, Chennai - 600 040.

SITE PHOTOS









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.75, Santhome High Road,
MRC Nagar, R.A. Puram,
Chennai-600 028.

Letter No.CMDA/CC/NHRB/C/0250/2021

Dated: 22-09-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt + 4 Floors, Residential Building with 8 dwelling units at New Door No. 350, Old Door No. 186, Shanthi Colony 4th Avenue and 13th Main Road, Anna Nagar, Chennai – 600 040, comprised in Old S. No. 227/4 (Part), T.S. No. 126/6, Block No. 21 of Koyambedu Village within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA issued Planning Permission No. B/NHRB/337/2019 Permit No. 12920 in letter No. PP/NHRB/C/0389/2019 dated 30.10.2019.
2) TNRERA registration of project in Reg. No. TN/29/Building/0029/2020 vide Letter No. TNRERA/0425/2020 dated 31.01.2020.
3) Completion Certificate Application from Thiru. P. Kruthivas POA of Tmt. Vijayalakshmi & 7 others dated 27.08.2021.
4) This Office Letter even No. dated 11.09.2021.
5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0019993 dated 17.09.2021.
6) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru. P. Kruthivas POA of Tmt. Vijayalakshmi & 7 others have constructed Stilt + 4 Floors, Residential Building with 8 dwelling units at New Door No. 350, Old Door No. 186, Shanthi Colony 4th Avenue and 13th Main Road, Anna Nagar, Chennai – 600 040, comprised in Old S. No. 227/4 (Part), T.S. No. 126/6, Block No. 21 of Koyambedu Village within the limit of Greater Chennai Corporation sanctioned Planning Permission No. B/NHRB/337/2019, Permit No. 12920 in letter No. PP/NHRB/C/0389/2019 dated 30.10.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR - 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/C-I/258/2021 dated 22-09-2021.**

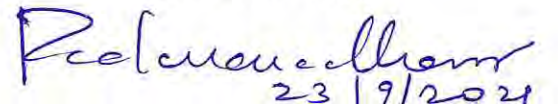
3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the 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,

P.T.O.

Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) 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 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 6th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


23/9/2024
for MEMBER-SECRETARY

Copy to:

✓ 1. Thiru. P. Kruthivas,
POA of Tmt. Vijayalakshmi & 7 others,
No. 3/51, F – Block, 2nd Main Road,
Anna Nagar East,
Chennai – 600 102.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008.

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

4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

- i) The Original Cash Receipt for the Security Deposit shall be 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.

V.Srinivasan. aiia.,
Registered Architect - Council of
Architecture
Reg. No.:
CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

GSTIN : 33ABIPS2154C1ZZ

PAN : ABIPS2154C

FORM-4
ARCHITECT 'S CERTIFICATE

Date: 31.01.2022

To

Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai – 600 102.

Sub: Certificate of Completion of Construction Work of "PUSHKAR NALANTHA", Old No.186, New No. 350, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S. No. 227/4 (part), T.S. No. 126/6, Block No. 21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District.

Ref: TN/29/BUILDING/0029/2020 DT.31.01.2020

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "PUSHKAR NALANTHA", Stilt + Four Floors with 8 dwelling units at Old No.186, New No. 350, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S.No.227/4(part), T.S. No.126/6, Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, Tamil Nadu being developed by Pushkar Properties (P) Ltd, Old No.3, New No.51, "F" Block, 2nd Main Road, Annanagar East, Chennai – 600 102.

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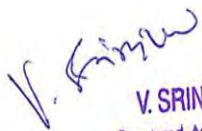
2. Following technical professionals are appointed by Promoter:

i.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas & Associates P-47/1,17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.I/19/03/074.
ii.	Structural Consultant Firm Name & Address Registration Details Certified in PP Application	Dr. Alex Jacob M/s. United Consultants, 41/A, Beach Road, Kalakshetra Colony, Chennai-90 600 090 433 SE/GR-I/19/02/001

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that "PUSHKAR NALANTHA", stilt plus four floors residential building with 8 dwelling units at TNHB Block No. 186, New No. 350, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S.No.227/4(part), T.S. No.126/6, Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, Tamil Nadu, has been completed in all aspects. The Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/C/0250/2021 dated 22.09.2021 by CMDA.**

Thank you,

Yours Faithfully,


V. SRINIVASAN, AIIA,
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1 17th Street Anna Nagar,
Chennai-600 040. Ph: 22486529