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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	SAGAR GRANDHI CONSTRUCTIONS PVT LTD
Project Name	:	SAGAR VALLEY
Project Registration No.	:	TN/29/BUILDING/446/2023
Project Registration Date	:	30.10.2023
Project Completion Date	:	13.09.2024
Quarter Ending	:	December Year 2024

RERA Separate Bank A/c Details

Bank Name	:	KARUR VAYSYA BANK LTD
Bank Branch	:	SHOLINGANALLUR
Bank A/c No.	:	1284135000008408

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 5,07,87,560
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 1,37,04,498
Bank statement for the last one year duly signed by the Bank to be enclosed	:	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	12 Nos.	1048
	b) UDS Registered	12 Nos.	549.61

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

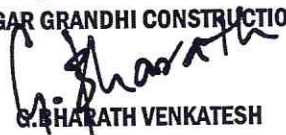
4.	B1	Yes	Yes
5.	B2	Yes	Yes
6.	B3	Yes	Yes
7.	C1	Yes	Yes
8.	C2	Yes	Yes
9.	C3	Yes	Yes
10.	D1	Yes	Yes
11.	D2	Yes	Yes
12.	D3	Yes	Yes

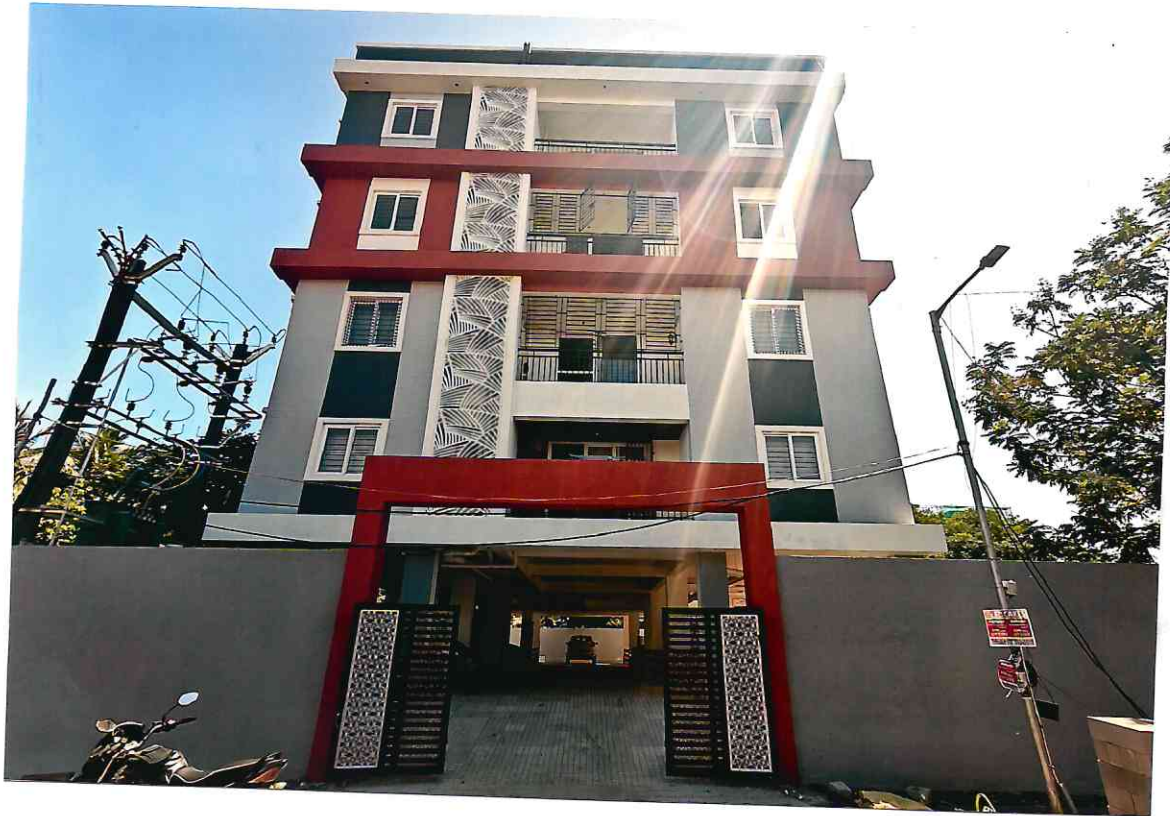
B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	100% 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

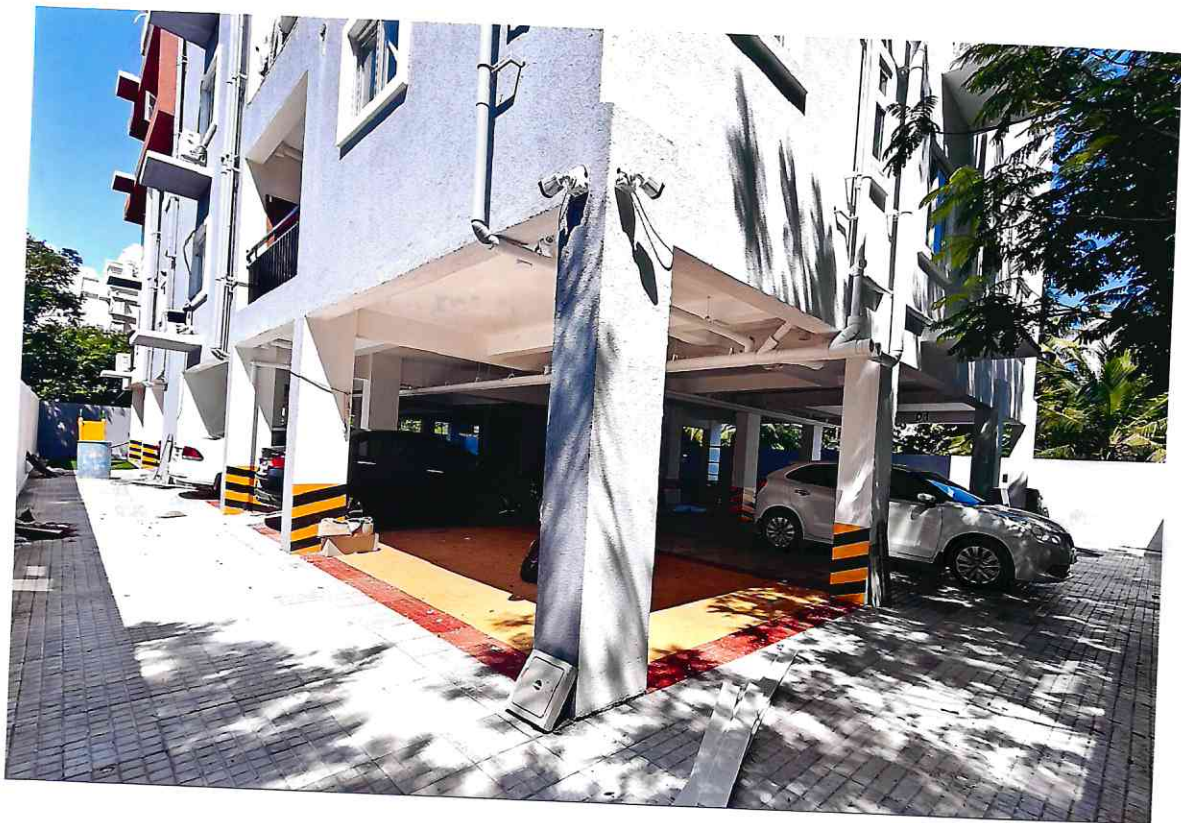
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 5,52,00,000/-
2.	Percentage of completion of Common Amenities i) Physical	Not Applicable
	ii) Financial (Enter Anticipated Project Cost in 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)

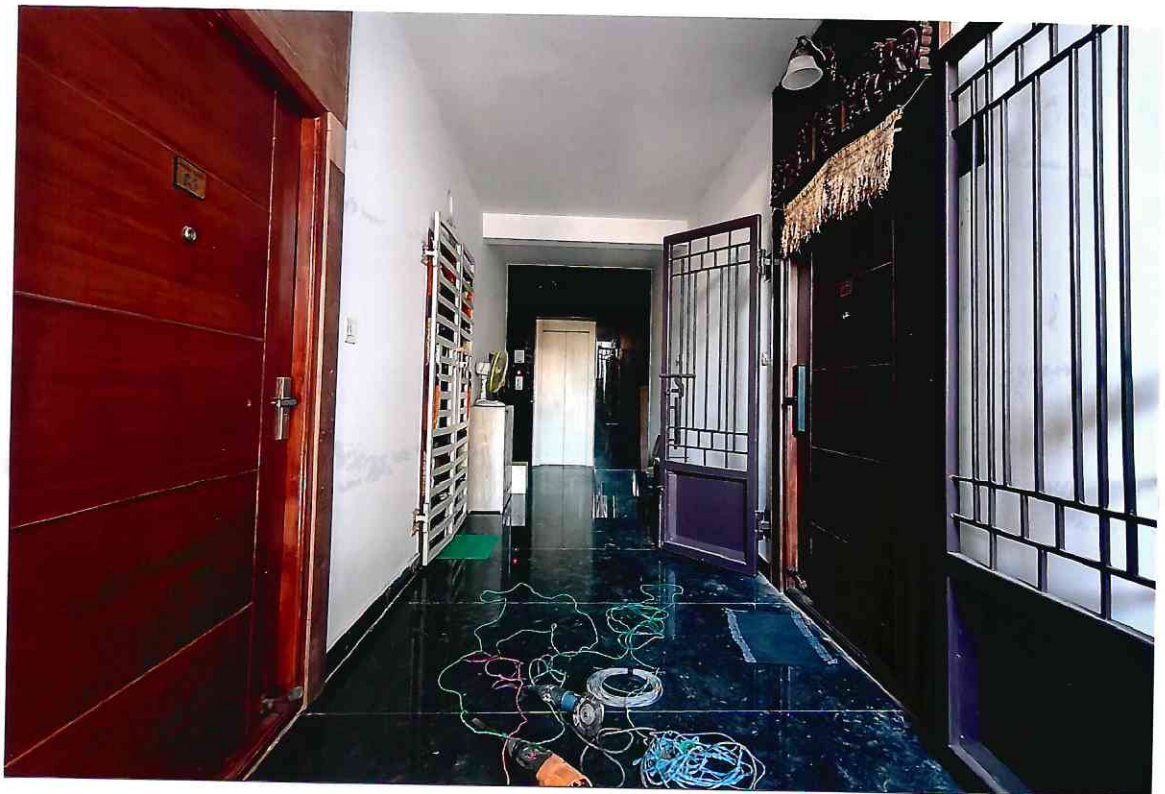
Signed by Promoter
For SAGAR GRANDHI CONSTRUCTIONS PVT.LTD

S. BHARATH VENKATESH
C.E.O



SITE PHOTO 2



SITE PHOTOS



SITE PHOTOS



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



சென்னை
100
BY RPAD
1924 - 2023

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
Chitadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0162/2024

Dated:13.09.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors with 12 Dwelling Units Residential Building availing Premium FSI at Plot No.135, 4th Cross Street, Classic Retreat Sholinganallur, Chennai – 600 119, Comprised in S.No.589/1A2, 592/1A3 & 593/1B3 of Sholinganallur 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 Planning Permission No. OL-PP/NHRB/0213/2023 in Planning Permit No.OL-00346 in letter No.CMDA/PP/NHRB/S/0179/ 2023 dated 09.06.2023.
3. Online Completion Certificate Application received from M/s.Sagar Grandhi Construction Pvt. Ltd dated 16.04.2024.
4. This office D.C.Letter even No.dated 12.08.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0025986 dated 20.08.2024.

This is to certify that M/s.Sagar Grandhi Construction Pvt. Ltd has Completed the Construction of Stilt Floor + 4 Floors with 12 Dwelling Units Residential Building availing Premium FSI at Plot No.135, 4th Cross Street, Classic Retreat Sholinganallur, Chennai – 600 119, Comprised in S.No.589/1A2, 592/1A3 & 593/1B3 of Sholinganallur Village Within the Limits of Greater Chennai Corporation 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.,

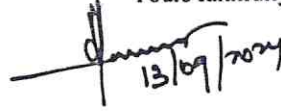
CMDA/CC/NHRB/S/0162/2024

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 309 / 2024, dated 13.09.2024.

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 has 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,



for MEMBER-SECRETARY

13/09/24

Copy to:

1. M/s.Sagar Grandhi Construction Pvt. Ltd.,
Door No.53/74, Venkatesan Street,
Chindadripet,
Chennai – 600 002.

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

(TNRERA) Project Registration
Certificate of No.TN/29/Building/0446/2023
dt.30.10.2023 in the Project name of
“SAGAR VALLEY” in file
No.TNRERA/18988/2023 with the valid
period till 30.09.2025 in the name of
applicants 1.M/s.Sagar Grandhi
Constructions Pvt. Ltd., represented by its
Managing Director Thiru.Grandhi Balaji &
2.Thiru.R.Kamaladasan).

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 copy of CMDA's Cash Receipt No.CMDA/PP/RC/0029/2023 dt.26.05.2023 for the payment of Security Deposit has been surrendered for a refund by the applicant.
- (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.

65

FORM – 4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of Building)

Date: 18/12/2024

To

M/s. Sagar Grandhi Construction Pvt. Ltd.,
Rep by its Managing Director
Thiru. Grandhi Balaji & Thiru. R. Kamaladasan
No. 53/74, Venkatesan Street, Chindadripet,
Chennai – 600 002.

Subject: Certificate of Completion of Construction work of Residential building TNRERA Registration No. TN/29/Building/0446/2023 dated on 30.10.2023 situated on the Stilt Floor + 4 Floors (Height – 15.0 m) Residential Building with 12 Dwellings Availing Premium FSI at Plot No. 135, 4th Cross Street, Clasic Retreat, Shollinganallur, Chennai 600119 Comprised in S.No. 589/1A2, 592/1A3 & 593/1B3 of Shollinganallur Village within the limit of Greater Chennai Corporation, demarcated by its boundaries Latitude – 12°53'44.13"N Longitude – 80°13'1.65"E of Division Shollinganallur Village, Greater Chennai Corporation, measuring 549.61 Sq.m in land area being developed by M/s. Sagar Grandhi Construction Pvt. Ltd.,

Sir,

I, Mr. Prakash Srinivasan have undertaken assignment as Registered Engineer of certifying completion of construction work of Residential building TNRERA Registration No. TN/29/Building/0446/2023 dated on 30.10.2023 situated on the Plot No. 135, 4th Cross Street, Clasic Retreat, Shollinganallur, Chennai 600119 Comprised in S.No. 589/1A2, 592/1A3 & 593/1B3 of Shollinganallur Village within the limit of Greater Chennai Corporation, demarcated by its boundaries Latitude – 12°53'44.13"N Longitude – 80°13'1.65"E of Division Shollinganallur Village, Greater Chennai Corporation, measuring 549.61 Sq.m in land area being developed by M/s. Sagar Grandhi Construction Pvt. Ltd.,

2. Following technical professionals are appointed by the Promoter:

- (i) Mr. Prakash Srinivasan as Registered Engineer
- (ii) Mr. C Arul as Structural Consultant
- (iii) Mr. Mangalapuri Venkata Prasad 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 residential 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 **"SAGAR VALLEY"** building is granted completion certificated bearing number: EC/South – II/309/2024 dated 13.09.2024 by CMDA.

Yours Faithfully,



Er. PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No: RE/GR-II/2022/03/194

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with seal

East Tambaram, Chennai - 600 059.
Contact No: 9043049950
Email ID: prakashsrini1995@gmail.com

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

I/We C.ARUL have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower PROPOSED RESIDENTIAL BUILDING of the building comprising of STILT + 4 floors situated in the land bearing Survey Number/s 589/1A2/ 592/1A3 /& 593/1B3 Door No. PLOT NO - 135, 4th Cross Street, Shollinganallur Village, Chennai - 600 119.

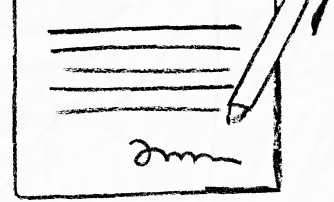
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,

Signature, Name and seal
of the Registered Structural Engineer


C. ARUL B.Tech
Structural Consultant
Registered Structural Engineer
Grade II (SE) in CMDA
Reg. No: SE / GR-II / 2024 / 03 / 003
No.3, Rajaram Metha Nagar Main Road,
Aminjikarai, Chennai - 600 029.



our services doesn't just end there



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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.



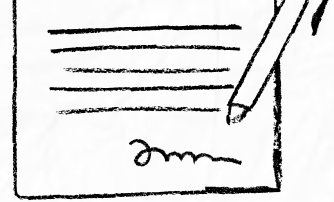
NRI & Investment Services

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



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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Chennai, India

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