

Project - Quarterly Progress Report (QPR)

Promoter's Name	DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Project Name	URBANIA
Project Registration No.	TN/02/BUILDING/0400/2022
Project Registration Date	10/10/2022
Project Completion Date	31/082025
Quarter Ending	June - 2025

RERA Separate Bank A/c Details

Bank Name	HDFC Bank Ltd
Bank Branch	Mumbai
Bank A/c No.	57500001006831

Amount collected from the allottees and deposited in the RERA A/c	37,56,64,145/-
Amount withdrawn from the RERA A/c date wise with percentage of physical completion	15,57,04,200/ 100%
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	Details 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	115	7378.2841
	b) UDS Registered	80	3390.1896

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked {Yes/No}	UDS Registered {Yes/No}
1.	Details Enclosed		

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	2	100 % Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	GYM, Kids Play Area Multipurpose Hall	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	GYM, Kids Play Area Multipurpose Hall	100% Completed

Sl. No.	Description	Percentage
1.	Percentage of completion Block/ Tower Floor-wise i) Physical ii) Financial {Enter Anticipated Project Cost in Lakhs}	100% Rs. 4,650 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial {Enter Anticipated Project Cost in Lakhs}	100% Rs.150 Lakhs

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.

Signed by Promoter

For DRAAADITHYA SOUTH CITY PROJECTS PVT LTD


Authorised Signatory

S.No.	Project	Apt No.	Wing	Registered or Not	
1	DRA URBANIA	204	Block-3-Wing-B	Yes	1
2	DRA URBANIA	204	Block-4-Wing-A	Yes	2
3	DRA URBANIA	301	Block-3-Wing-B	Yes	3
4	DRA URBANIA	302	Block-3-Wing-A	No	
5	DRA URBANIA	304	Block-4-Wing-A	No	
6	DRA URBANIA	103	Block-3-Wing-D	Yes	4
7	DRA URBANIA	304	Block-3-Wing-C	Yes	5
8	DRA URBANIA	301	Block-3-Wing-A	Yes	6
9	DRA URBANIA	401	Block-3-Wing-E	Yes	7
10	DRA URBANIA	201	Block-3-Wing-A	Yes	8
11	DRA URBANIA	401	Block-3-Wing-D	Yes	9
12	DRA URBANIA	104	Block-3-Wing-D	Yes	10
13	DRA URBANIA	205	Block-3-Wing-A	Yes	11
14	DRA URBANIA	207	Block-3-Wing-A	No	
15	DRA URBANIA	203	Block-4-Wing-A	Yes	12
16	DRA URBANIA	101	Block-3-Wing-A	Yes	13
17	DRA URBANIA	304	Block-3-Wing-E	Yes	14
18	DRA URBANIA	204	Block-3-Wing-A	Yes	15
19	DRA URBANIA	304	Block-3-Wing-A	Yes	16
20	DRA URBANIA	202	Block-3-Wing-C	No	
21	DRA URBANIA	304	Block-4-Wing-B	No	
22	DRA URBANIA	203	Block-3-Wing-B	No	
23	DRA URBANIA	305	Block-3-Wing-E	Yes	17
24	DRA URBANIA	209	Block-3-Wing-A	Yes	18
25	DRA URBANIA	303	Block-4-Wing-A	Yes	19
26	DRA URBANIA	309	Block-3-Wing-A	Yes	21
27	DRA URBANIA	308	Block-3-Wing-A	Yes	22
28	DRA URBANIA	402	Block-3-Wing-B	No	
29	DRA URBANIA	305	Block-4-Wing-B	No	
30	DRA URBANIA	307	Block-3-Wing-A	Yes	23
31	DRA URBANIA	104	Block-4-Wing-A	Yes	24
32	DRA URBANIA	104	Block-3-Wing-B	Yes	25
33	DRA URBANIA	205	Block-4-Wing-B	Yes	26
34	DRA URBANIA	407	Block-3-Wing-A	No	
35	DRA URBANIA	305	Block-3-Wing-A	No	
36	DRA URBANIA	203	Block-3-Wing-A	Yes	27
37	DRA URBANIA	304	Block-3-Wing-B	Yes	28
38	DRA URBANIA	201	Block-3-Wing-D	No	
39	DRA URBANIA	105	Block-3-Wing-C	No	
40	DRA URBANIA	201	Block-4-Wing-A	Yes	29
41	DRA URBANIA	103	Block-3-Wing-B	Yes	30
42	DRA URBANIA	203	Block-3-Wing-D	Yes	31
43	DRA URBANIA	404	Block-4-Wing-A	Yes	32
44	DRA URBANIA	303	Block-3-Wing-D	Yes	33
45	DRA URBANIA	405	Block-3-Wing-A	Yes	34
46	DRA URBANIA	208	Block-3-Wing-A	Yes	35
47	DRA URBANIA	404	Block-3-Wing-C	Yes	36
48	DRA URBANIA	207	Block-3-Wing-C	Yes	37
49	DRA URBANIA	307	Block-3-Wing-C	No	
50	DRA URBANIA	101	Block-3-Wing-D	No	
51	DRA URBANIA	102	Block-3-Wing-C	Yes	38
52	DRA URBANIA	403	Block-4-Wing-A	Yes	40
53	DRA URBANIA	402	Block-3-Wing-A	Yes	41
54	DRA URBANIA	402	Block-3-Wing-E	No	
55	DRA URBANIA	303	Block-3-Wing-A	Yes	42
56	DRA URBANIA	301	Block-4-Wing-A	Yes	43
57	DRA URBANIA	205	Block-3-Wing-E	Yes	44
58	DRA URBANIA	301	Block-3-Wing-C	Yes	45
59	DRA URBANIA	107	Block-3-Wing-C	Yes	46
60	DRA URBANIA	105	Block-4-Wing-B	Yes	47
61	DRA URBANIA	403	Block-3-Wing-D	Yes	48
62	DRA URBANIA	202	Block-3-Wing-D	Yes	49
63	DRA URBANIA	101	Block-3-Wing-C	Yes	50
64	DRA URBANIA	308	Block-3-Wing-C	Yes	51
65	DRA URBANIA	401	Block-3-Wing-B	Yes	52
66	DRA URBANIA	204	Block-3-Wing-E	Yes	53
67	DRA URBANIA	103	Block-4-Wing-A	No	
68	DRA URBANIA	404	Block-3-Wing-E	Yes	54

35

69	DRA URBANIA	204	Block-3-Wing-C	yes	55	
70	DRA URBANIA	302	Block-3-Wing-C	Yes	56	
71	DRA URBANIA	205	Block-3-Wing-D	Yes	57	
72	DRA URBANIA	201	Block-3-Wing-C	Yes	58	
73	DRA URBANIA	104	Block-3-Wing-C	Yes	59	
74	DRA URBANIA	101	Block-4-Wing-A	Yes	60	
75	DRA URBANIA	104	Block-3-Wing-E	Yes	61	
76	DRA URBANIA	401	Block-4-Wing-A	Yes	62	
77	DRA URBANIA	404	Block-3-Wing-B	Yes	63	
78	DRA URBANIA	204	Block-4-Wing-B	Yes	64	
79	DRA URBANIA	102	Block-4-Wing-A	Yes	65	
80	DRA URBANIA	303	Block-3-Wing-B	Yes	66	
81	DRA URBANIA	208	Block-3-Wing-C	Yes	67	
82	DRA URBANIA	202	Block-3-Wing-E	Yes	68	
83	DRA URBANIA	108	Block-3-Wing-C	No		
84	DRA URBANIA	302	Block-3-Wing-E	Yes	69	
85	DRA URBANIA	303	Block-3-Wing-E	Yes	70	
86	DRA URBANIA	404	Block-4-Wing-B	Yes	71	
87	DRA URBANIA	305	Block-3-Wing-D	Yes	72	
88	DRA URBANIA	105	Block-3-Wing-E	Yes	73	
89	DRA URBANIA	401	Block-3-Wing-C	No		
90	DRA URBANIA	301	Block-3-Wing-D	Yes	74	
91	DRA URBANIA	303	Block-4-Wing-B	No		
92	DRA URBANIA	201	Block-4-Wing-B	Yes	75	
93	DRA URBANIA	404	Block-3-Wing-A	Yes	76	
94	DRA URBANIA	102	Block-3-Wing-E	No		
95	DRA URBANIA	402	Block-3-Wing-D	Yes	77	
96	DRA URBANIA	302	Block-4-Wing-A	Yes	0	
97	DRA URBANIA	401	Block-3-Wing-A	Yes	0	
98	DRA URBANIA	104	Block-4-Wing-B	Yes	0	
99	DRA URBANIA	407	Block-3-Wing-C	No	0	
100	DRA URBANIA	202	Block-4-Wing-A	No	0	
101	DRA URBANIA	408	Block-3-Wing-A	No	0	
102	DRA URBANIA	303	Block-3-Wing-C	No	0	
103	DRA URBANIA	405	Block-3-Wing-D	No	0	
104	DRA URBANIA	203	Block-3-Wing-C	No	0	
105	DRA URBANIA	205	Block-3-Wing-C	Yes	0	
106	DRA URBANIA	302	Block-3-Wing-D	No	0	
107	DRA URBANIA	302	Block-3-Wing-B	No	0	
108	DRA URBANIA	405	Block-4-Wing-B	No		
109	DRA URBANIA	206	Block-3-Wing-C	No		
110	DRA URBANIA	105	Block-3-Wing-D	No		
111	DRA URBANIA	402	Block-3-Wing-C	No		
112	DRA URBANIA	202	Block-4-Wing-B	No		
113	DRA URBANIA	403	Block-3-Wing-A	No		
114	DRA URBANIA	306	Block-3-Wing-A	No	0	
	Block-3-Wing-A	409	Unregistered			

For DRAAADITHYA SOUTH CITY PROJECTS PVT LTD


 Authorised Signatory



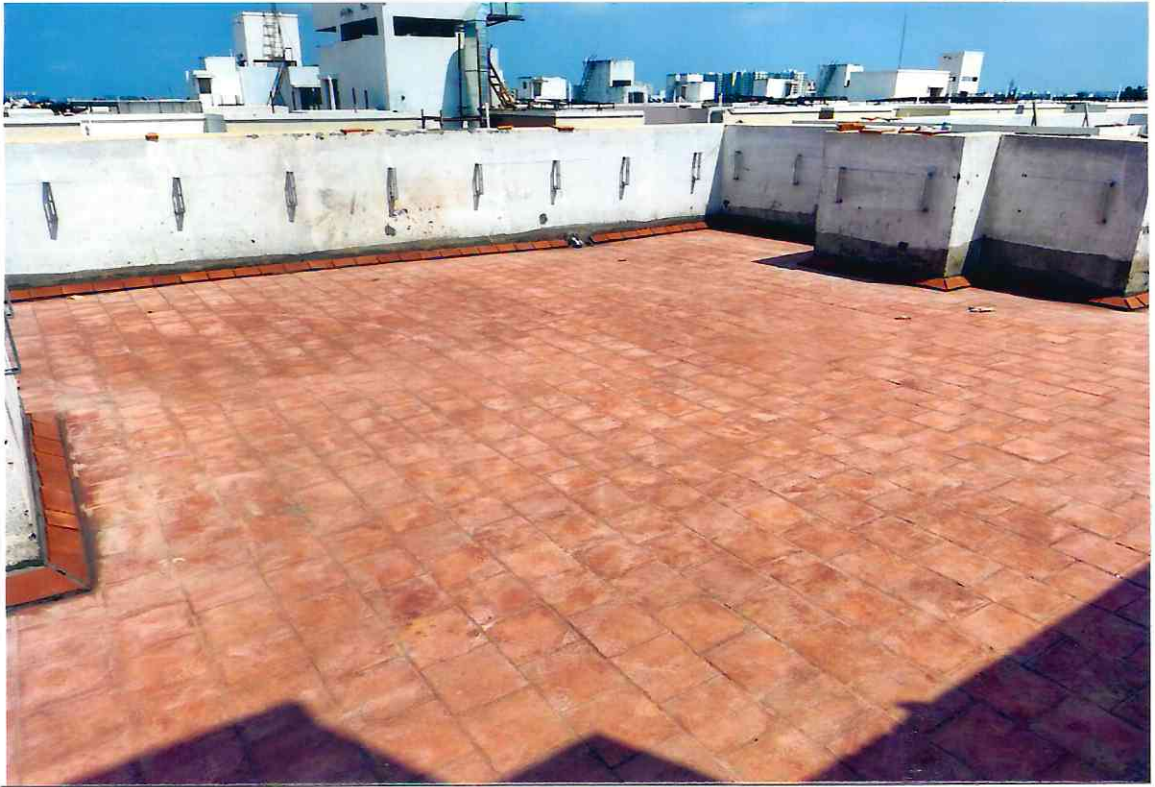
















CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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100
1924 - 2023
BY RPAD

FINAL COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Commissioner, Avadi City Municipal Corporation, Avadi, Chennai-600 054

Letter No. CMDA/CC/NHRB/N-II/129/2025

Dated:04-06-2025

Sir / Madam

Sub: CMDA - Enforcement Cell (North-II) - Completed construction of Group Development of Block Nos 3 & 4 of Stilt Floor + 4 Floors Residential building with 160 [Block No.3-124 & Block No.4-36 totally 160 dwelling units] at Old S. Nos. 88/5, 89/1part, 89/2A, 89/2Bpart, 89/3, 89/4, 89/5, 89/6, T.S. Nos.7/1, 7/2, 7/3, 7/4, 7/5, 7/8, 7/17 and 7/18, Block No.16, Ward No.'H' of Paleripattu village, Chennai, within the limit of Avadi Municipality now in Avadi City Municipal Corporation - **Final Completion Certificate** - Issued - Reg.

- Ref:
1. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenias Road, Saidapet, Chennai-15 in letter No. SEIAA/TN/F.2139/EC/8(a)/316/2014 dated 04.06.2014.
 2. Earlier CMDA issued Planning Permission P.P. No. B/Spl.Bldg./120 - A to N/2016, in letter No. B3/15765/2014, dated 09.06.2016 in Planning Permit No. 9558 availing Premium FSI in the name of Thiru.C.Shanthilal Jain & Tmt.Ushakumari.
 3. CMDA issued renewal of Planning Permission P.P. No. B/Spl.Bldg./166 - A to N/2021, in letter No. EC/N-II/5215/2021, dated 23.06.2021 in Planning Permit No. 14174 availing Premium FSI in the name of Thiru.C.Shanthilal Jain & Tmt.Ushakumari.
 4. 1st Partial CC issued for Blocks 1 & 2 Residential building with 180 dwelling units in C.C.No.EC/North-II/216/2017 in letter No. EC/N II/ 4286/ 2017 dated 30.08.2017.
 5. Registration of project in TNRERA vide letter No. **TNRERA/14075/2022 and registration No.TN/02/Building/0400/2022 dated 10.10.2022.**
 6. M/s.DRA Aadithya South City Projects Pvt. Ltd. Final Completion Certificate application was received on 27.03.2025.
 7. This office letter even No. dated 29.05.2025 addressed to M/s.DRA Aadithya South City Projects Pvt. Ltd.
 8. M/s.DRA Aadithya South City Projects Pvt. Ltd letter dated 02.06.2025 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0026858, dated 30.05.2025.

Earlier the applicant **Thiru.C.Shanthilal Jain & Tmt.Ushakumari**, have obtained Planning Permission for the construction of Group Development of 4 Blocks; Stilt floor + 4 floors residential building with 340 dwelling units at Old S. Nos. 88/5, 89/1part, 89/2A, 89/2Bpart, 89/3, 89/4, 89/5, 89/6, T.S. Nos.7/1, 7/2, 7/3, 7/4, 7/5, 7/8, 7/17 and 7/18, Block No.16, Ward No.'H' of Paleripattu village, Chennai, within the limit of Avadi Municipality now in Avadi City Municipal Corporation and CMDA issued Planning Permission vide reference 2nd cited and renewal of Planning Permission was issued vide reference 3rd cited.

/pto/

2. 1st Partial Completion Certificate was issued in the reference 4th cited.

3. This is to certify that M/s.DRA Aadithya South City Projects Pvt. Ltd. GPA of Shanthi Homes & Realty its MD Mr.S.Pawan Kumar, S.Archaraj Bai, S.Pawan Kumar, S.Lalith Kumar, Rekha Kumari, Tmt.V.Ushakumari have constructed Group Development of Block Nos 3 & 4 of Stilt Floor + 4 Floors Residential building with 160 [Block No.3-124 & Block No.4-36 totally 160 dwelling units] at Old S. Nos. 88/5, 89/1part, 89/2A, 89/2Bpart, 89/3, 89/4, 89/5, 89/6, T.S. Nos.7/1, 7/2, 7/3, 7/4, 7/5, 7/8, 7/17 and 7/18, Block No.16, Ward No.'H' of Paleripattu village, Chennai, within the limit of Avadi Municipality now in Avadi City Municipal Corporation. Planning Permission was accorded in the reference 2nd cited and renewal of Planning Permission was accorded in the reference 3rd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

4. Accordingly **Final** Completion Certificate is issued for the above construction in C.C.No.EC/North-II/206/2025 dated:04-06-2025.

5. The **Final** 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 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 the continued Structural Stability of the buildings.

Yours faithfully,

D L *Full*
04/06/25
for MEMBER-SECRETARY
04/06/25

Copy to:

- 1 M/s.DRA Aadithya South City projects Pvt. Ltd.,
GPA of Shanthi Homes & Realty its MD Mr.S.Pawan Kumar, S.Archaraj Bai, S.Pawan Kumar, S.Lalith Kumar, R.Rekha Kumari, Tmt.V.Ushakumari,
New Door Nos.109, 111 & 113,
3rd Street, Anna Nagar,
V.P. Raman Road (Lloyds Road),
Royapettah, Chennai-600014. (With a request to obtain consent to operate (CTO) as per applicable rules from TNPCB)
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. Registration of project in TNRERA vide letter No. TNRERA/14075/2022 and registration No.TN/02/Building/0400/2022 dated 10.10.2022.
3. The Financial Advisor,
Finance Division, CMDA, Chennai. (For Refund of SD for building, Septic Tank / STP & DB)
4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

FORM-4A ARCHITECT 'S
CERTIFICATE
(To be furnished on completion of building)

Date:21.06.2025

To, M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Address; New No.109,111 &113, Old No.76/1,77&78, Lloyds Road,
Avvai Shanmugam Salai, Royapettah, Chennai-600014.

Subject: Certificate of Completion of Construction Work of **Residential_Building/ 3,4** Block of the Building of the Project (TNRERARegistration Number **TN/02/Building/0400/2022** situated on the Land bearing Survey No; 88/5, 89/1, 89/2A Part, 89/2B, 89/3, 89/4 Part, 89/5, and 89/6 Part (T.S. 7/1, 7/2, 7/3, 7/4, 7/5, 7/8, 7/17 & 7/18, ./Plot no./Door No, demarcated by its boundaries (latitude and longitude of the endpoints) **13.05'31.42 80.06'13.44** to the North to the South **80.13 13 66** to the East **13.06'22 22** to the West of Division Paleripattu Village, **Poonamallee_Taluk, Thiruvallur_District** measuring **15153.00** sq.mts. area being developed by (Promoter's Name) **M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD.**

Sir,

I/We have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **Residential_Building/Block/Tower 3,4** of the Building situated on the plot No./Survey no; 88/5, 89/1, 89/2A Part, 89/2B, 89/3, 89/4 Part, 89/5, and 89/6 Part (T.S. 7/1, 7/2, 7/3, 7/4, 7/5, 7/8, 7/17 & 7/18, ./Plot no./Door No, demarcated by its boundaries (latitude and longitude of the endpoints) **13.05'31.42 80.06'13.44** to the North to the South **80.13 13 66** to the East **13.06'22 22** to the West of Division Paleripattu Village, **Poonamallee_Taluk, Thiruvallur_District** measuring **15153.00** sq.mts area, being developed by (Promoter's Name) **M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD.**

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

- (i) M/s/Thiru/Tmt. **Siva Anbarasan** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **Elango** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **DINESH** as MEP Consultant
- (iv) M/s/Thiru/Tmt. **R.S Balaji** 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, I/We hereby certify that **Residential** Building/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 **Residential_Building/ Block** of the Building is granted Completion Certificate bearing number. **C.C.No.EC/North-II/206/2025** dated **04.06.2025** by **Chennai Metropolitan Development Authority** by (Competent Authority).

Yours Faithfully,


SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.,
Regd. Architect, CA / 87 / 10769
RA / Gr - 1 / 19 / 03 / 037, RA100852019
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554262, 28410888
☎: 98401 09197, ✉: anbu.faizal@gmail.com

FORM-4B

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

I/We **Elango** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower...**2**... of the building comprising of Eleven floors situated in the land bearing Survey Number/s No. 88/5, 89/1, 89/2A Part, 89/2B, 89/3, 89/4 Part, 89/5, and 89/6 Part (T.S. 7/1, 7/2, 7/3, 7/4, 7/5, 7/8, 7/17 & 7/18, **Paleripattu Village**).

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,



ERA ELANGO B.E.,A.M.I.E.,
STRUCTURAL ENGINEER-GRADE-II (SE)
Regd. No: SE/GR-II/19/03/010
3, 3rd Floor, Thandavan Street,
Purasawalkam, Chennai-7. Ph: 044-4201 2955
E-mail: erasciviltecdesign@gmail.com