



## Project - Quarterly Progress Report

<b>Promoter's Name</b>	<b>:</b>	<b>SOBHA LIMITED</b>
<b>Project Name</b>	<b>:</b>	<b>SOBHA WINCHESTER</b>
<b>Project Registration No</b>	<b>:</b>	<b>TN/001/Building/0013/2017, Dated: 11.08.2017</b>
<b>Quarter Ending</b>	<b>:</b>	<b>SEP 2021</b>

### **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)	No of units sold : 246	Carpet area = 27,662.64 Sqm
2.	Parking Lots	Covered parking – 260	Covered parking – 3250 Sqm
3.	UDS Registered in Sq.m.	NIL	

### **B. Construction**

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Excavation	100%
		Basement & Plinth	100%
		Podium	100%

#### **SOBHA LIMITED**



		Stilt Floor	NA
		Structure	100%
		Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	100%
		Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	100%
		Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	100%
		External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	100%
		Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	100%

**SOBHA LIMITED**

	Internal & external development works in respect of the entire registered phase		
		Internal Roads and Footpaths	100%
		Water Supply	100%
		Sewerage (Chamber lines, Septic Tank, STP)	100%
		Storm Water Drains	100%
		Landscaping & Tree Planting	100%
		Street Lighting	100%
		Treatment and disposal of sewage and sullage water	100%
		Solid waste management and disposal	100%
		Water conservation and Rain Water Harvesting	100%
		Energy management	100%
		Fire protection and Fire safety requirements	100%
		Electrical meter room, sub-station and receiving station	100%
2.	Status of common Amenities for each Block/Tower, Item wise	Clubhouse	100%

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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical - <b>Enclosed</b>	<b>100 %</b>
	ii) Financial (Enter Anticipated Project Cost in Lakhs) - <b>Enclosed</b>	<b>92.34%</b>

### C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/HRB/S/114/2021, dated 07.07.2021** (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 ----- (in PDF Format) - **ENCLOSED**

**D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format)**  
**ENCLOSED**

For SOBHA LIMITED  
  
Authorised Signatory

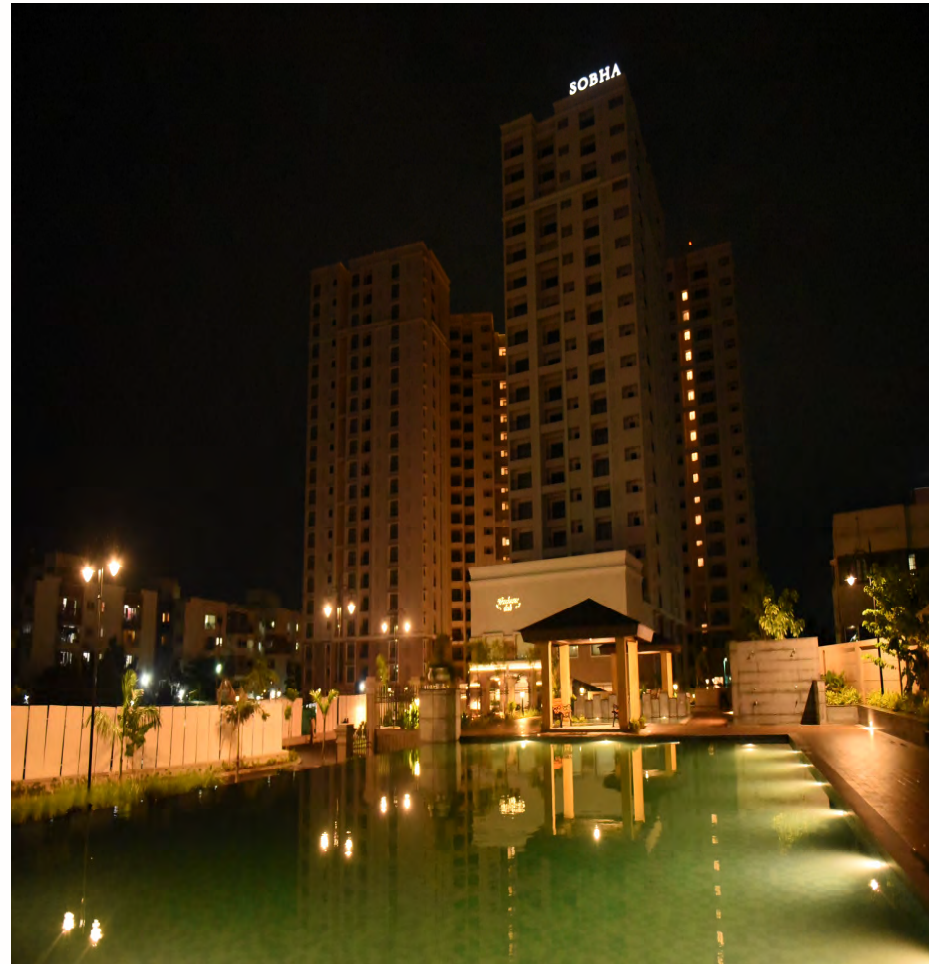
### SOBHA LIMITED

# SOBHA WINCHESTER

## SITE VIEW



# SOBHA WINCHESTER





# 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 Commissioner,  
St. Thomas Mount P.U.,  
@ Chitlapakkam,  
Chennai

**Letter No. CMDA/CC/HRB/S/114/2021**

**Dated: 07-07-2021**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Combined Triple Basement Floor + **Block 1:** GF + 19 floors – Residential building with 117 dwelling units; **Block 2:** GF + 19 floors – Residential building with 75 dwelling units; **Block 3:** GF + 19 floors – Residential building with 77 dwelling units and **Club House** with GF + 2 floors (Multipurpose Hall in Ground Floor, Gym, Badminton Court and Table Tennis in 1<sup>st</sup> floor), **Block 4:** GF + 19 floors – Residential building with 75 dwelling units (Totally 344 dwelling units) in Survey No.50/1A2, 2A1B1, 4, 54/1A2A, 1B1, 56/1A, 2A, 59/5A, 5B, 60/1A, 1B, 2, 61/1, 2A1, 2A2, 63/1A1, 1A2, 1B, 2A and 64/1, 2 of Kovilambakkam village, MMRD Road, Sholinganalur Taluk within the limit of St. Thomas Mount Panchayat union - Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB/18(A to S)/2016, Permit No.9064 in letter No.C3(S)/13074/2014 dated 17.03.2016
  - 2) Completion Certificate Application received from M/s. Sobha Ltd. rep. by T.P. Sanjaya Sarathi (GPA for Tvl. G. Kannan & 6 others) dated 12.04.2021
  - 4) Compliance Certificate issued by DF&RS in letter No.K.Dis. No.292/C1/2021 in C.C. No.13/2021 dated 05.04.2021
  - 5) This office additional DC letter even No. dated 02.07.2021
  - 6) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019386 dated 05.07.2021.


\*\*\*\*\*

This is to certify that M/s. Sobha Ltd. rep. by T.P. Sanjaya Sarathi (GPA for Tvl. G. Kannan & 6 others) have completed Combined Triple Basement Floor + **Block 1:** GF + 19 floors – Residential building with 117 dwelling units; **Block 2:** GF + 19 floors – Residential building with 75 dwelling units; **Block 3:** GF + 19 floors – Residential building with 77 dwelling units and **Club House** with GF + 2 floors (Multipurpose Hall in Ground Floor, Gym, Badminton Court and Table Tennis in 1<sup>st</sup> floor). **Block 4:** GF + 19 floors – Residential building with 75 dwelling units (Totally 344 dwelling units) in Survey No.50/1A2, 2A1B1, 4, 54/1A2A, 1B1, 56/1A, 2A, 59/5A, 5B, 60/1A, 1B, 2, 61/1, 2A1, 2A2, 63/1A1, 1A2, 1B, 2A and 64/1, 2 of Kovilambakkam village, MMRD Road, Sholinganalur Taluk within the limit of St. Thomas Mount Panchayat union sanctioned vide Planning Permission No. C/PP/MSB/18(A to S)/2016, Permit No.9064 in letter No.C3(S)/13074/2014 dated 17.03.2016. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 170 /2021 dated 07-07-2021.

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, 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.

Yours faithfully,

 07/7/2021  
for MEMBER-SECRETARY

Copy to:

✓ M/s. Sobha Limited  
rep. by T.P. Sanjaya Sarathi (GPA  
for Tvl. G. Kannan & 6 others)  
Polyhouse Tower, 5<sup>th</sup> Floor  
SPIC Annex Building  
No.88, Mount Road,  
Chennai 600 032

(with a request to obtain consent to operate (CTO) as per applicable rules from competent authority for EIA). (TNPCB)

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

(TNRERA project registration certificate No. TNRERA/001/Building/013/2017 dated 11.8.2017 in File No.TNRERA/73/2017, Valid till 01.02.2021) (Renewal of TNRERA is to be obtained within 6 months extended time given due to COVID 19 pandemic, as per the Circular dated 22.5.2020 issued by TNRERA)

3. The Deputy Financial Analyst,  
Finance Division, CMDA

(For refund of Security Deposit for Building, STP and 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.
- iii) Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O. Ms. No.97, MAWS Dept./ dated 07.07.2015 and undertaken given by the applicant.





**FORM - 1**  
**ARCHITECT'S CERTIFICATE**

Date: 30/09/2021

To

**Sobha Limited**

Sarjapur-Marthahalli Outer Ring Road  
Bellandur Post, Bangalore – 560103

**Subject:** Certificate of Percentage of Completion of Construction Work of the Project Sobha Winchester (TNRERA Registration Number TN/001/Building 0013/2017) Plot bearing Sy No. 50/1A2, 50/2A1B1 (old Sy. No.50/2A1B part), 50/4, 54/1A2A, (old Sy. No. 54/1A2 part), 54/1B1 (old Sy. No. 54/1B part), 56/1A, 56/2A (old Sy. No. 56/2 part), 59/5A, 59/5B,60/1A, 60/1B, 60/2, 61/1, 61/2A1 (old Sy. No. 61/2A part), 61/2A2 (old Sy. No. 61/2A part), 63/1A1, 63/1A2, 63/1B, 63/2A, 64/1, 64/2 Kovilambakkam village, Sholinganallur Taluk, Kanchipuram district, Tamil Nadu demarcated by its boundaries Vacant/private property to the North, road to the South, Private Property to the East, Private property to the West of Division and measuring 13,290.74 sq.mts. Area being developed by Sobha Limited as per approved plan.

**Sir,**

I, Geetha K. Nair have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building (s) Project Sobha Winchester situated on the plot bearing 50/1A2, 50/2A1B1 (old Sy. No.50/2A1B part), 50/4, 54/1A2A, (old Sy. No. 54/1A2 part), 54/1B1 (old Sy. No. 54/1B part), 56/1A, 56/2A (old Sy. No. 56/2 part), 59/5A, 59/5B,60/1A, 60/1B, 60/2, 61/1, 61/2A1 (old Sy. No. 61/2A part), 61/2A2 (old Sy. No. 61/2A part), 63/1A1, 63/1A2, 63/1B, 63/2A, 64/1, 64/2 Kovilambakkam village, Sholinganallur Taluk, Kanchipuram district, Tamil Nadu and measuring 13,290.74 sq.mts. Area being developed by Sobha Limited as per the approved plan.

Following technical professionals are appointed by Owner / Promoter:

- i. Mr. Balakrishnan G as Engineer
- ii. Mr. Durga Prasad KVR as Structural Consultant
- iii. Mr. Prasanna Venkatesh & Mr. Devaraja as MEP Consultant
- iv. Mr. Ramani Ramachandran as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number TN/001/Building 0013/2017 under TNRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.

**SOBHA LIMITED**

REGD & CORPORATE OFFICE : 'SOBHA', SARJAPUR - MARATHAHALLI OUTER RING ROAD, BELLANDUR POST, BANGALORE - 560103, INDIA  
CIN: L45201KA1995PLC018475 | TEL : +91-80-49320000 | FAX : +9180 49320444 | www.sobha.com

**TABLE – A**

(NOTE: 'Table – A' to be repeated for each building / tower / wing)

Building – Sobha Winchester

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	Stilt Floor	NA
4	Structure	100%
5	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	100%
6	Sanitary fittings within the Flats/Premises	100%
7	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	100%
8	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	100%
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%


*JSA*  
16062

**TABLE – B**

Internal & External development works in respect of the entire registered phase

<b>Sr. No.</b>	<b>Common Areas and facilities Amenities</b>	<b>Proposed (Yes/No)</b>	<b>Percentage of work done</b>	<b>Remarks</b>
1	Internal Roads and Footpaths	Yes	100%	
2	Water Supply	Yes	100%	
3	Sewerage (Chamber lines, Septic Tank, STP)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	No	NA	
8	Treatment and disposal of sewage and sullage water/STP	Yes	100%	
9	Solid waste management and disposal	Yes	100%	
10	Water conservation and Rainwater Harvesting, Percolating well/Pit	Yes	100%	
11	Energy management	Yes	100%	
12	Fire protection and Fire safety requirements	Yes	100%	
13	Electrical meter room, sub-station and receiving station	Yes	100%	
14	Others	Yes	100%	

Yours Faithfully,

  
Signature & Name of Architect: Geetha K. Nair  
License No. CA/93/15641

Place: Bangalore  
Date: 30/09/2021



FORM-2

## ENGINEER'S CERTIFICATE

Date: 06/10/2021

TNRERA No. : TN/001/Building 0013/2017  
Project Name : Sobha Winchester  
Promoter Name: Sobha Limited

To  
Sobha Limited  
Sarjapur-Marathahalli Outer Ring Road  
Bellandur Post, Bangalore – 560103,

**Subject:** Certificate of Cost Incurred for Development of Sobha Winchester for Construction of building/ Wing of the Project, as the case may be, TNRERA Registration Number-TN/001/Building 0013/2017 situated on the Plot bearing Survey no. 50/1A2, 50/2A1B1 (old Sy. No.50/2A1B part), 50/4, 54/1A2A, (old Sy. No. 54/1A2 part), 54/1B1 (old Sy. No. 54/1B part), 56/1A, 56/2A (old Sy. No. 56/2 part), 59/5A, 59/5B, 60/1A, 60/1B, 60/2, 61/1, 61/2A1 (old Sy. No. 61/2A part), 61/2A2 (old Sy. No. 61/2A part), 63/1A1, 63/1A2, 63/1B, 63/2A, 64/1, 64/2 Kovilambakkam village, Sholinganallur Taluk, Kanchipuram district, Tamil Nadu demarcated by its boundaries Vacant/private property to the North, road to the South, Private Property to the East, Private property to the West of Division and measuring 13,290.74 sq.mts. Area being developed by Sobha Limited.

**Ref:** TNRERA Registration Number-TN/001/Building 0013/2017

Sir,

I Balakrishnan G have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under TNRERA, being Construction of building/ Wing of the Project Sobha Winchester situated on the Plot bearing Survey no. 50/1A2, 50/2A1B1 (old Sy. No.50/2A1B part), 50/4, 54/1A2A, (old Sy. No. 54/1A2 part), 54/1B1 (old Sy. No. 54/1B part), 56/1A, 56/2A (old Sy. No. 56/2 part), 59/5A, 59/5B, 60/1A, 60/1B, 60/2, 61/1, 61/2A1 (old Sy. No. 61/2A part), 61/2A2 (old Sy. No. 61/2A part), 63/1A1, 63/1A2, 63/1B, 63/2A, 64/1, 64/2 Kovilambakkam village, Sholinganallur Taluk, Kanchipuram district, Tamil Nadu demarcated by its boundaries Vacant/private property to the North, road to the South, Private Property to the East, Private property to the West of Division and measuring 13,290.74 sq.mts. Area being developed by Sobha Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

- i. Ms. Geetha K. Nair as L.S. / Architect
- ii. Mr. Durga Prasad KVR as Structural Consultant
- iii. Mr. Prasanna Venkatesh & Mr. Devaraja as MEP Consultant
- iv. Mr. Sevvell Poomozhi J as Quantity Surveyor \*

**SOBHA LIMITED**

REGD & CORPORATE OFFICE : 'SOBHA', SARJAPUR - MARATHAHALLI OUTER RING ROAD, BELLANDUR POST, BANGALORE - 560103. INDIA  
CIN: L45201KA1995PLC018475 | TEL : +91-80-49320000 | FAX : +9180 49320444 | www.sobha.com

2. We have estimated the cost of the Completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Sevel Poomozhi J quantity Surveyor\* appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 188.28 Crore. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining completion certificate for the building(s) from CMDA being the Competent Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 173.85 Crore. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and allied works of the Building of the subject project to obtain Completion Certificate from CMDA (Competent Authority) is estimated at Rs. 14.43

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

**Table –A**  
Sobha Winchester

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 11/08/2017 date of Registration is	Rs. 188.28 crore
2	Cost incurred as on 30.09.2021( based on the Estimated cost)	Rs. 173.85 crore
3	Work done in percentage (as Percentage of the estimated cost)	92.34 %
4	Balance Cost to be incurred ( Based on the Estimated Cost)	Rs. 14.43 crore
5	Cost Incurred on Additional / Extra Items as on ..... not included in the Estimated Cost ( Annexure A)	NIL

**Table – B**

**Sobha Winchester**

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 11/08/2017 date of Registration is	Rs. 188.28 crore
2	Cost incurred as on 30.09.2021( based on the Estimated cost)	Rs. 173.85 crore
3	Work done in percentage (as Percentage of the estimated cost)	92.34 %
4	Balance Cost to be incurred ( Based on the Estimated Cost)	Rs. 14.43 crore
5	Cost Incurred on Additional / Extra Items as on ..... not included in the Estimated Cost ( Annexure A)	NIL

Yours faithfully



Signature of the Engineer

Name: Balakrishnan G

Address: Sobha Limited

Email id: balakrishnan.g@sobha.com

License No.: F-124976-9

Contact No.: 9880035103

Website link: NA

Date: 06/10/2021

Place: Bangalore