Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



EXPRESS INFRASTRUCTURE PRIVATE LTD- CHENNAI

Reg: No- TN/29/Building/0073/2017

EXPRESS INFRASTRUCTURE PRIVATE LTD (Project Completed as on 30/09/2022)		
BLOCK NO.	**TYPE OF WORK**	**WORK STATUS**
A-BLOCK	Strucure	Completed
	Block work	Completed
	Cement Plastering	Completed
	Gypsum Plastering	Completed
	Internal Painting	Completed
	Marble Dadoing & Flooring	Completed
	Granite Dadoing & Flooring	Completed
	Doors & windows fixing	Completed
	Electrical works	Completed
	Plumbing works	completed.
	HVAC works	Completed
	False ceiling works	Completed
	Internal water proofing	Completed
	Terrace water proofing	Completed
	External Painting	Completed
B-BLOCK	Strucure	Completed
	Block work	Completed
	Cement Plastering	Completed
	Gypsum Plastering	Completed
	Internal Painting	Completed
	Marble Dadoing & Flooring	Completed
	Granite Dadoing & Flooring	Completed
	Doors & windows fixing	Completed
	Electrical works	Completed
	Plumbing works	Completed
	HVAC works	Completed
	False ceiling works	Completed
	Internal water proofing	Completed
	Terrace water proofing	Completed
	External Painting	Completed
C-BLOCK	Strucure	Completed
	Block work	Completed
	Cement Plastering	Completed
	Gypsum Plastering	Completed
	Internal Painting	Completed
	Marble Dadoing & Flooring	Completed
	Granite Dadoing & Flooring	Completed
	Doors & windows fixing	Completed
	Electrical works	Completed
	Plumbing works	Completed
	HVAC works	Completed
	False ceiling works	Completed
	Internal water proofing	Completed
	Terrace water proofing	Completed
	External Painting	Completed

EXPRESS INFRASTRUCTURE PRIVATE LIMITED
MOUNT ROAD
CHENNAI-2

EXPRESS INFRASTRUCTURE PRIVATE LTD- CHENNAI
Reg: No- TN/29/Building/0073/2017

BASEMENT-1	Stucture	Completed
	Block work	Completed
	Plastering	Completed
	Screed flooring	completed
	Painting	Completed
BASEMENT-2	MEP Works	Completed
	Stucture	Completed
	Block work	Completed
	Plastering	Completed
	Screed flooring	completed
	Painting	Completed
BASEMENT-3	MEP Works	completed
	Stucture	Completed
	Block work	Completed
	Plastering	Completed
	Screed flooring& Grade slab	Completed
SUMPS	Painting	Completed
	MEP Works	Completed
	STP	Completed
	Water storage sump-1	Completed
	Water storage sump-2	Completed
Compound wall	Water storage sump-3	Completed
	North side	Completed
	South side	Completed
	East side	Completed
Entrance	West side	Completed
Services		Completed
	Fire fighting work	completed
	Lift installation	completed
	Solar for common area	Completed

EXPRESS INFRASTRUCTURE PRIVATE LIMITED
MOUNT ROAD
CHENNAI-2

Express Infrastructure Private Limited

Express Exclusive Project

We are developer for the Express Exclusive Developers Pvt ltd. We have registered in this project in the name of Express Infrastructure Pvt Ltd our Registration No. TN/29/Building/0073/2017 dated 21/09/2017

BLOCK – A

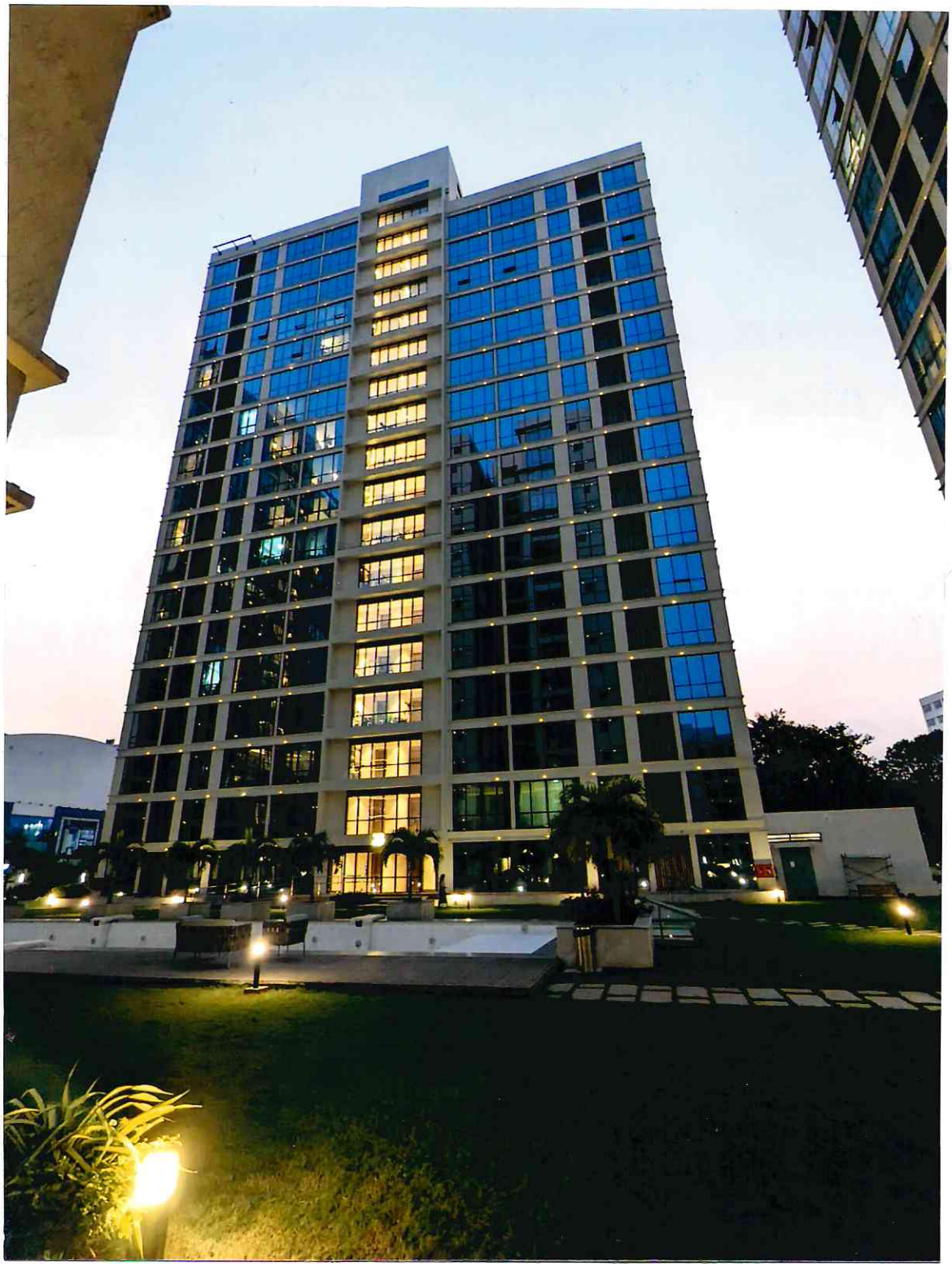


Express Infrastructure Private Limited

Express Exclusive Project

We are developer for the Express Exclusive Developers Pvt ltd. We have registered in this project in the name of Express Infrastructure Pvt Ltd our Registration No. TN/29/Building/0073/2017 dated 21/09/2017

BLOCK – B

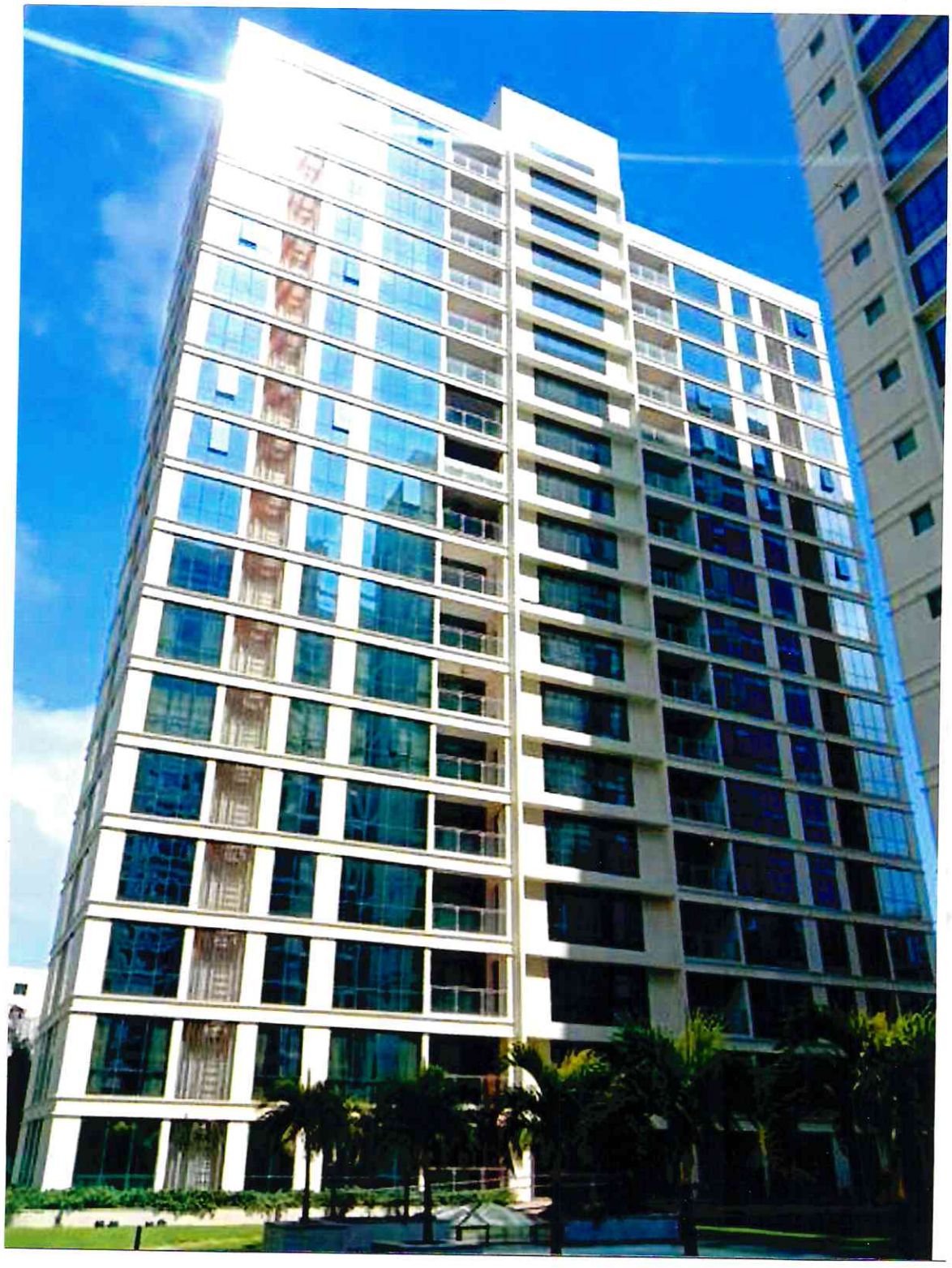


Express Infrastructure Private Limited

Express Exclusive Project

We are developer for the Express Exclusive Developers Pvt ltd. We have registered in this project in the name of Express Infrastructure Pvt Ltd our Registration No. TN/29/Building/0073/2017 dated 21/09/2017

BLOCK – C



Express Infrastructure Private Limited

Express Exclusive Project

We are developer for the Express Exclusive Developers Pvt ltd. We have registered in this project in the name of Express Infrastructure Pvt Ltd our Registration No. TN/29/Building/0073/2017 dated 21/09/2017

BLOCK – D



Express Infrastructure Private Limited

Express Exclusive Project

We are developer for the Express Exclusive Developers Pvt ltd. We have registered in this project in the name of Express Infrastructure Pvt Ltd our Registration No. TN/29/Building/0073/2017 dated 21/09/2017

BLOCK – E

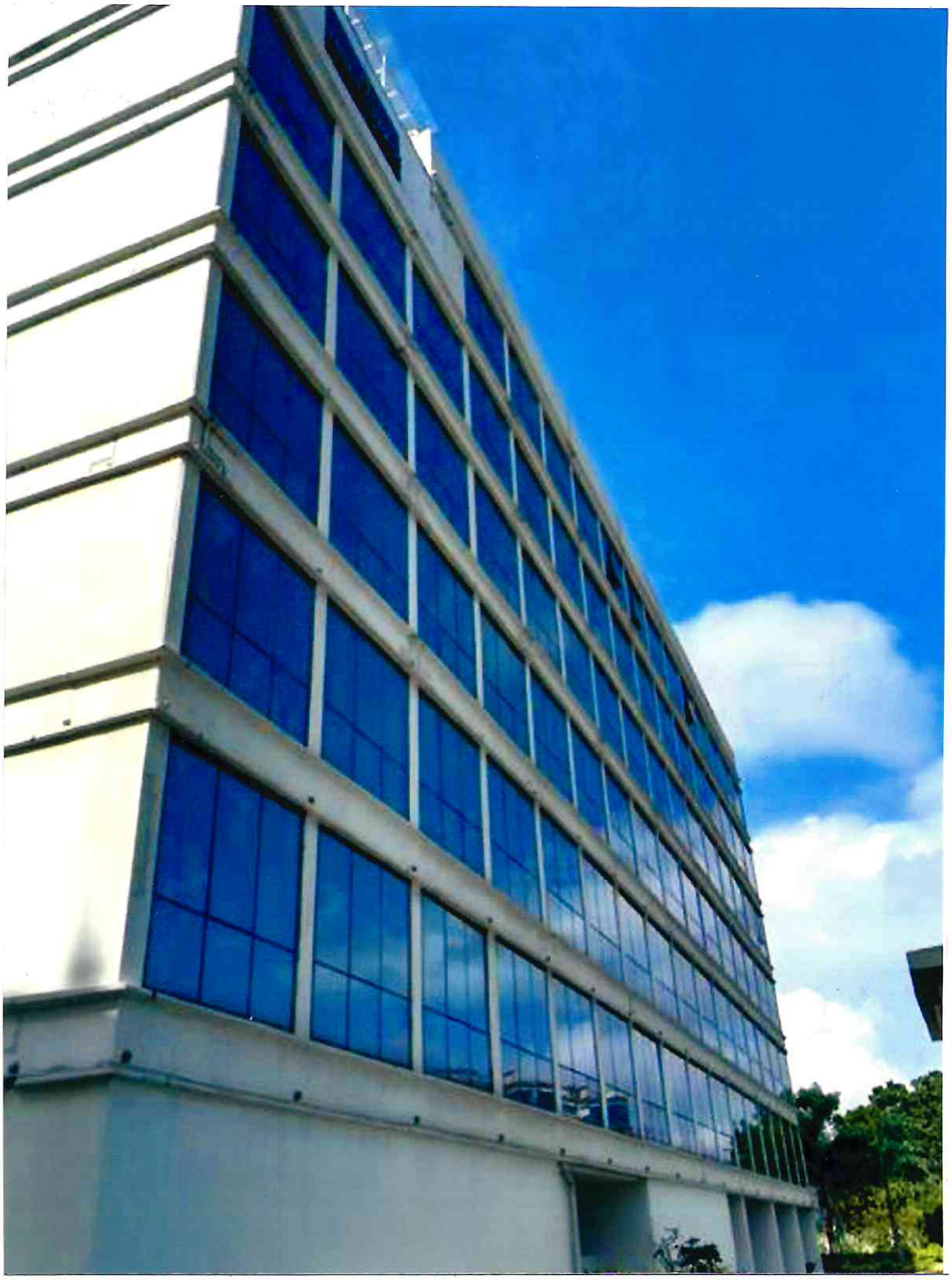


Express Infrastructure Private Limited

Express Exclusive Project

We are developer for the Express Exclusive Developers Pvt ltd. We have registered in this project in the name of Express Infrastructure Pvt Ltd our Registration No. TN/29/Building/0073/2017 dated 21/09/2017

BLOCK – LIG



FORM IN SPACE
Architectural and Interior Design

Date : .....

FORM-4

ARCHITECT'SCERTIFICATE

Date: 01/12/2022

To
Express Infrastructure Private Limited
Express Estates No 2, Club House Road
Mount Road, Chennai -600002

Subject: Certificate of Completion of Construction Work of **"EXPRESS EXCLUSIVE"** Building **6** Block of the Building of the Project (TNRERA Registration Number **TN/29/Building/0073/2017 dt 21/09/2017** situated on the Plot bearing Surveyno./Plotno./DoorNo**T.S.No 315/17,315/9 Block No 9 Triplicane Village, Mylapore Taluk, Woods Road, Chennai -600014**

Sir,

I**P.Muthukumar, B.Arch, CA/2012/54824** have undertake nassignment as Architect/Engineer of certifying completion of Construction Work of **"EXPRESS EXCLUSIVE"** Building/Block/Tower 6 of the Building situated on the plot No./Survey No./Door No**T.S.No 315/17,315/9 Block No 9 Triplicane Village, Mylapore Taluk, Woods Road, Chennai, Pin 600014** measuring **16985.08 sq.mts**. area being developed by **Express Infrastructure Private Limited**

2. Followingtechnicalprofessionalsareappointed byOwner/Promoter:(asapplicable)

(i) M/s/Thiru/Tmt.**Mr.P.Muthukumar, B.Arch** as Architect

(ii) M/s/Thiru/Tmt.**M/s Ramboll as Structural Consultant** as Structural Consultant

(iii) M/s/Thiru/Tmt.**M/s C & G Building consultant** as MEP Consultant

(iv) M/s/Thiru/Tmt.**Mr.Thamaraiselvan** as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and tothe bestofmy/our knowledge,I/We hereby certify that **"EXPRESS EXCLUSIVE"**have constructed combined Triple Basement floor for Block A to Block E and Combine 1st basement floor with LIG Block, For Block-A & C: Ground Floor + 16 Floors + 17th floor(Part) – Residential Building with 35 Dwelling units each Block - BGround Floor + 16 Floors + 17th floor(Part) – Residential Building with 34 Dwelling units (Two dwelling units has been clubbed into single dwelling units in 16th Floor and 17th Floor);Block – D : Ground Floor + 16 Floors – Residential Building with 32 Dwelling Units, gymnasium, function room, billiards room, play room, Library, steam

No. 7/27, Jaya Street, Kadapperi, Tambaram, Chennai - 600 045.
✆ : 99411 67812 I E-mail : fisarchitects@gmail.com

Date :

and sauna: Block – E Ground Floor + 16 Floors +17th floor (Part) – Residential Building with 16 Duplex Dwelling Units, gymnasium, function room: LIG Block : Stilt Floor + 6 floors- Residential Building with 89 Dwelling Units (Totally 241 units Dwelling Units) Building/Block of the Building has been completed in all aspects. The **"EXPRESS EXCLUSIVE"** Building **6** Block of the Building is granted Completion Certificate bearing number **C.C.No EC/South-I/065/2020**dated**22/05/2020** by **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY.**

YoursFaithfully,

P.Muthukumar, B.Arch
of L.S/Architect with (License No CA/2012/54824)

P. MUTHUKUMAR, B.Arch.,
CA/2012/54824
CMDA No : RA/GR.1/19/03/059
RA 100932019
No.7/27, Jaya Street, Kadapperi, Tambaram - 45.

Phone : 28414855

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No.1. Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

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, TNEB, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road, Chintadripet, Chennai-600 002.

Letter No. EC/S-I/1338/2020 **Dated: 22-05-2020**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Combined Triple Basement Floor for Block A to Block E and Combined 1st basement floor with LIG Block, for **Block - A & C:** Ground Floor + 16 Floors+17th floor(Part) – Residential Building with 35 Dwelling units each **Block – B :** Ground Floor + 16 Floors+17th floor(Part) – Residential Building with 34 Dwelling units (Two dwelling units has been clubbed into single dwelling unit in 16th Floor and 17th Floor) ; **Block-D:** Ground Floor + 16 Floors – Residential Building with 32 Dwelling Units, gymnasium, function room, billiards room, play room, library, steam and sauna: **Block-E:** Ground Floor + 16 Floors+17th floor(Part) - Residential Building with 16 Duplex Dwelling Units, gymnasium, function room: **LIG Block:** Stilt Floor + 6 Floors - Residential Building with 89 Dwelling Units (Totally 241 Dwelling units) at T.S.No.315/17, 315/9, Block No.9 of Triplicane Village, Woods Road, Chennai within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref:
1) CMDA Planning Permission No. C/PP/MSB-IT/25(A to T/2015, Permit No.9013 in letter No.C3(S)/5222/2014 dated 30.04.2015
2) Completion Certificate Application from M/s. Express Exclusive Developers Pvt. Ltd. dated 31.1.2020.
3) EIA Clearance Certificate No.SEIAA/TN/F.2008/2014 /EC/8(a)/360/2014 dated 23.12.2014
4) Consent Order No.1803212779674 obtained from TNPCB vide Proc. No.T2/TNPCB/F.1416CHN/RL/CHN/A/2018 dated 10.10.2018
5) This office letter even no. dated 18.5.2020.
6) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016382 dated 21.05.2020

*****

This is to certify that M/s. Express Exclusive Developers Pvt. Ltd. have constructed Combined Triple Basement Floor for Block A to Block E and Combined 1st basement floor with LIG Block, for **Block - A & C:** Ground Floor + 16 Floors+17th floor(Part) – Residential Building with 35 Dwelling units each **Block – B :** Ground Floor + 16 Floors+17th floor(Part) – Residential Building with 34 Dwelling units (Two dwelling units has been clubbed into single dwelling unit in 16th Floor and 17th Floor) ; **Block-D:** Ground Floor + 16 Floors – Residential Building with 32 Dwelling Units, gymnasium, function room, billiards room, play room, library, steam and sauna: **Block-E:** Ground Floor + 16 Floors+17th floor(Part) - Residential Building with 16 Duplex Dwelling Units, gymnasium, function room: **LIG Block:** Stilt Floor + 6 Floors - Residential Building with 89 Dwelling Units (Totally 241 Dwelling units) at T.S.No.315/17, 315/9, Block No.9 of Triplicane Village, Woods Road, Chennai within Greater Chennai Corporation limit sanctioned vide Planning Permission No. C/PP/MSB-IT/25(A to T/2015, Permit No.9013 in letter No.C3(S)/5222/2014 dated 30.04.2015. 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-I/ 065 /2020 dated 22-05-2020.**

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,

22/05/2020

for MEMBER-SECRETARY

22/5/2020

Copy to:

1. M/s Express Exclusive Developers Pvt. Ltd.,
   No.2, Club House Road,
   Mount Road
   Chennai – 600 002

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

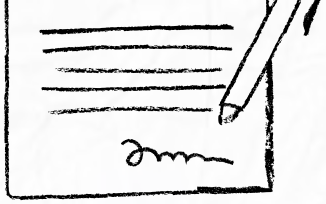
3. The Deputy Financial Analyst, Finance Division, CMDA (For refund of Security Deposit for Building and Display Board)

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.



our services doesn't just end there

Buying & Selling Services

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

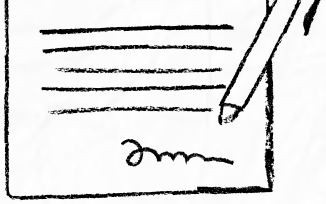
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions 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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate