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

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Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



From,

Place: Chennai Date: 09-Aug-2019

Mrs. Jaya Prabakaran (Land Owner),

Represented by

M/s. Shushmitha Southern Housing (Promoter),

21/11, J Block, 6th Avenue, Anna Nagar East, Chennai – 600102

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

1ST Floor, No. 1-A, Gandhi Irwin Bridge Road, Egmore, Chennai – 600008

TNRERA Regn No: TN/29/Building/0091/2017 dated 03/10/2017

for premises bearing old no. 29, new no. 65, Plot no. 86,
2nd main road, Gandhi Nagar, Adyar, Chennai 600020
with Stilt +4 Floors with 16 Flats

Respected Sir / Madam,

Sub : Request to update **Project Status as COMPLETED** in your website/records

For the above referred premises, we have obtained

CMDA Completion Certificate No. C.C.No.

EC/South-I/193/2019 dated 15.07.2019

The above information has been uploaded in **CMDA'S WEBSITE PAGE**

<http://www.cmdachennai.gov.in/CCIssuedList/2019.html>

In light of the above, we request you to update the status of our project hosted in

http://www.tnrera.in/reg_projects_tamilnadu/2017.php and your

records as **COMPLETED**.

Thanking you,

Sincerely,

For M/s. Shushmitha Southern Housing (Promoter)



R. Rajkumar

Managing Partner

Project - Quarterly Progress Report

Promoter's Name	:	Mrs. Jaya Prabakaran (Land Owner), Represented by M/s. Shushmitha Southern Housing (Promoter)
Project Name	:	Anbalaya Palacio
Project Registration No	:	TN/29/Building/0091/2017 dated 03-10-2017
Quarter Ending	:	(March / June / September / December) Year 2019

A. Sales (4 flats sold & registered till CMDA Completion Certificate dated 15-Jul-2019 and remaining 12 flats has been retained by Mrs. Jaya Prabakaran, Land Owner)

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise in sq.ft (As given in carpet area statement while registering)	973 sq.ft 973 sq.ft 973 sq.ft 1004 sq.ft	16035 sq.ft
2.	Parking Space / Slot	4	16
3.	UDS Registered in sq.ft	3228 sq.ft	13154 sq.ft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1	S + 4 floors Completed
2.	Status of common Amenities for each Block/Tower, Item wise	1	Amenities almost completed

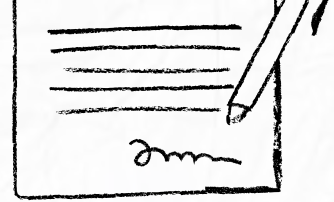
Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	-----
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	-----

C. Details of Clearances

- CMDA Completion Certificate No.** C.C.No.EC/South-I/193/2019 dated 15-Jul-2019
- Compliance Report, if any (Kindly Specify) -----
- Annual Audit Report of Special Account in Form 7 --- (Will produce before 31-10-2019)

D. Latest Photo with Date (Atleast from 2 angles) As on date project photos enclosed





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.



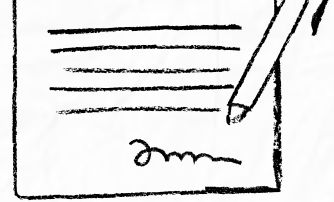
NRI & Investment Services

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



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

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