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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS CHENNAI LIMITED
Project Name	:	AARTHI
Project Registration No	:	TN/29/Building/0111/2018
Quarter Ending	:	September Year 2019

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)	4 Flats	457.08
2.	Parking Lots	5	5
3.	UDS Registered in Sq.m.	65.03	206.12

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Floor wise	100%	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	100%	Completed

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	634

C. Details of Clearances

1. Completion Certificate No: **ECS/C-II/17039/2018**
2. Compliance Report, if any (Kindly Specify) not applicable
3. Annual Audit Report of Special Account in Form 7 submit soon as possible

D. Latest Photo with Date (Atleast from 2 angles) Enclosed







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

COMPLETION CERTIFICATE

From

The Principal Secretary/
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
Chintadripet, Chennai-600 002

Letter No.EC/C-II/17039/2018

Dated: 5-10-2018

Sir,

Sub: CMDA - Enforcement Cell (Central-II) - Completed construction of Stilt + 4 floors residential building with 8 dwelling units at Plot No.51 & 52, Elango Nagar Main Road, Virugambakkam, Chennai comprised in Old S.No.143/2B1, 143/2B1A (part), T.S. No.73 & 74, Block No.5 of Virugambakkam village, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. Planning Permission issued in No.B/Spl.Bldg./07/2018, in Letter No.BC1/12969/2017 dated 10.1.2018, Planning Permit No.11816
 2. Completion Certificate Application letter dated 19.9.2018.
 3. This office letter even no dated 28.9.2018.
 4. Additional Development Charges and 1&A charges remitted in CMDA Receipt No.B-008195 dated 1.10.2018

This is to certify that M/s. India Builders Chennai Ltd. (GPA) has constructed Stilt + 4 floors residential building with 8 dwelling units at Plot No.51 & 52, Elango Nagar Main Road, Virugambakkam, Chennai comprised in Old S.No 143/2B1, 143/2B1A (part), T.S. No.73 & 74, Block No.5 of Virugambakkam village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. B/Spl Bldg /07/2018, in Letter No.BC1/12969/2017 dated 10.1.2018. Planning Permit No 11816 The building 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/Central-II/ 321 /2018 dated: 5-10-2018.

3. The 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 its continued Structural Stability of the buildings.

Yours faithfully,

Pradeepan Manoj
5/10/2018
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

5/10/18

- ✓ 1. M/s. India Builders Chennai Ltd. (GPA)
AA-36, 3rd Street, 3rd Main Road
Anna Nagar
Chennai 600 040
2. The Principal Secretary to Govt.,
Housing & Urban Dev. Dept.
& Chairman, TNRERA
CMDA - Tower-II (1st Floor),
No. 1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA (For Refund of Security Deposit for Building & 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.

I.SOUNDARYA

Registered Architect: CA/2018/94077

Address: No:31/7, Ujjini street, Ayanavaram,
Chennai-600023.

15.12.2019

BUILDING COMPLETION CERTIFICATE

I do here by certify that the construction of project "AARTHI" stilt + 4 floors residential building with 8 dwelling units at Plot No: 51 & 52, Elango nagar main road, Virugambakam, Chennai. Comprised in Old S.No:143/2B1, 143/2B1A (part), T.S.No:73 & 74, Block No: 5 of Virugambakam village within limits of greater Chennai corporation has been completed. The Completion certificate has been obtained from CMDA.

I further here by certify after inspection of the building that the completed 100% with all the amenities to live in.



SOUNDARYA .I, B. Arch
Registered Architect
Council of Architecture: CA/2018/94077
No. 31/7, Ujjini Street, Ayanavaram,
Chennai-600 023, Cell: 73974 57001



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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



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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

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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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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