



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™



FORM 4

ARCHITECT 'S CERTIFICATE

To,

Date 28.07.2022

M/s. Shriprop Properties Pvt Ltd.

Lakshmi Neela Rite Choice Chambers,

1st Floor, New No: 9, Bazullah Road,

T.Nagar, Chennai 600 017.

Subject: Certificate of Completion of Construction Work of Two numbers of Building(s) 10 & 15 Block(s) of the First Phase of the Project (TNRERA Registration Number TN/01/BUILDING/00138/2018 Dated: 25/04/2018) situated on the Survey no. / Plot no New No: 367 / 9 (Old No: 367/1A2 –part) demarcated by its boundaries 12° 54' 16.25"N - 80° 5' 47"E to the North 12° 54' 10.76"N - 80° 5' 47.96"E to the South 12° 54' 3.93"N - 80° 5' 42.22"E to the East 12° 54' 8.22"N - 80° 5' 36.67"E to west, of Perungalathur village, Tambaram Taluk, Kancheepuram District, PIN 600063 measuring sq.m area being developed by M/s. Shriprop Properties Pvt. Ltd.

Sir,

I/we have undertaken assignment as Architect of certifying Completion of Construction Work of the Two numbers of Building(s), 10 & 15 Block(s) of the First Phase of the Project, situated on the Survey no / Plot no New No: 367 / 9 (Old No: 367/1A2 –part) of Perungalathur village, Tambaram Taluk, Kancheepuram District, PIN 600063 measuring 8728 sq.m area being developed by M/s. Shri prop Properties Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s./Thiru/Tmt. Rajendran as Engineer
- (ii) M/s./Thiru/Tmt. Innotech Engineering Consultant Pvt. Ltd as Structural Consultant
- (iii) M/s./Thiru/Tmt. E Sollutions as MEP consultant
- (iv) M/s./Thiru/Tmt. K. Prabakaran as Site Supervisor/clerk of works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, we hereby certify that two numbers of Building(s) 10 & 15 Block(s) of the Building has been completed in all aspects. The Two numbers of Building(s) 10 & 15 Block(s) of the Building is granted Completion Certificate bearing number CMDA/CC/HRB/S356/2021 dated 15.03.2022 by Chennai Metropolitan Development Authority (Competent Authority)

Yours Faithfully,

K. P. Subash
[K. P. Subash]
RE/GR-I/2022/04/370



K. SHIVASHANKAR
REGISTERED ARCHITECT
Reg. No. RA/GR-I/19/03/067
CA No. / 89 / 12213
6/25, I Street, Cenotaph Road,
Teynampet, Chennai - 600 018.
Ph : No : 98400 70169

H.P. YOGESH
B.E. (Civil), M.Tech (Structure)
Registration No. SE/GR-I/19/03/022
Structural Engineer Grade-I (SE)
Mobile : +91 97413 99608

(K. Rajendran)

A tall, modern multi-story apartment building with a light-colored facade and numerous balconies, viewed from a low angle against a cloudy sky. The building features a repeating pattern of windows and balconies, with a dark vertical stripe running down its side. The sky is blue with scattered white clouds.

A tall, modern apartment building with a green and white facade. The building has many windows and balconies. A large sign is visible on the side of the building, advertising a property. The building is located in an urban area with other buildings nearby.



Block 13



Block 15



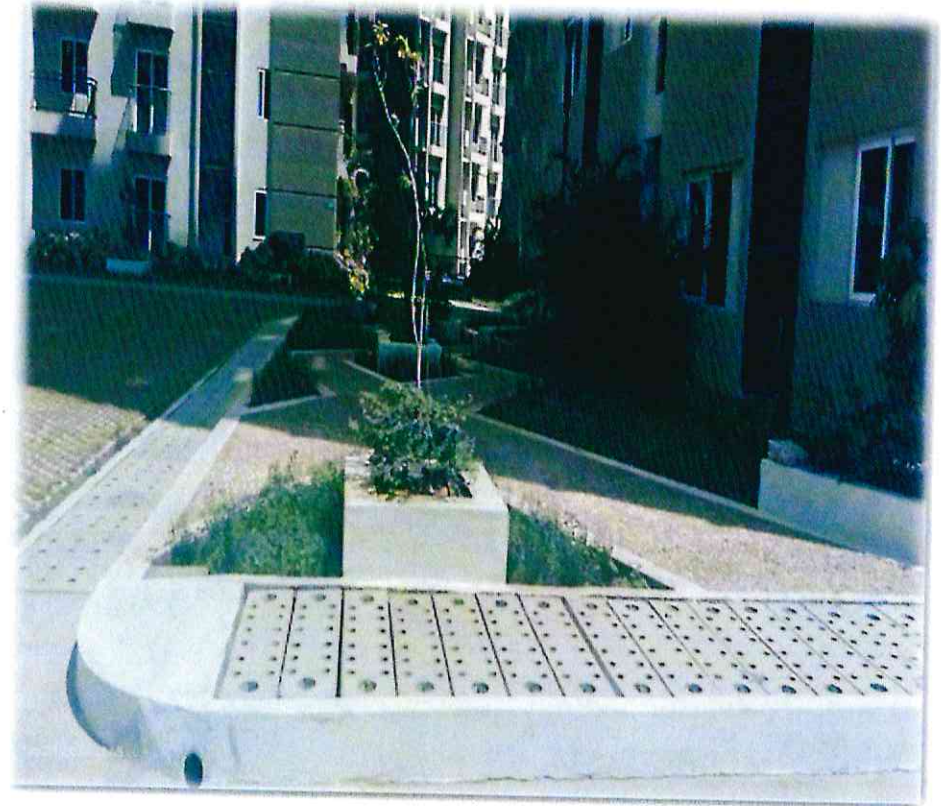
External development



External development

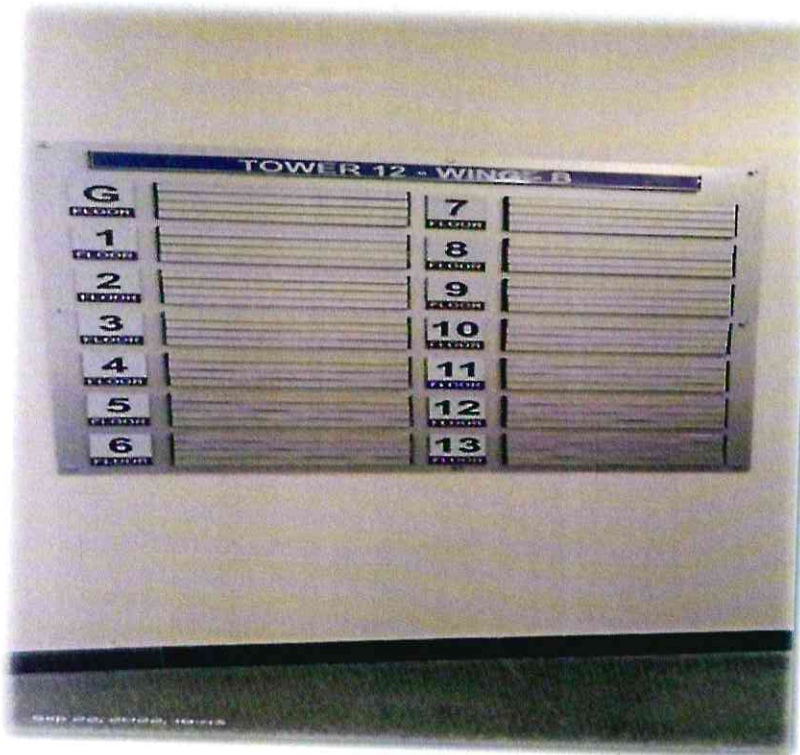


External development



External development





Tower Name Board Signage



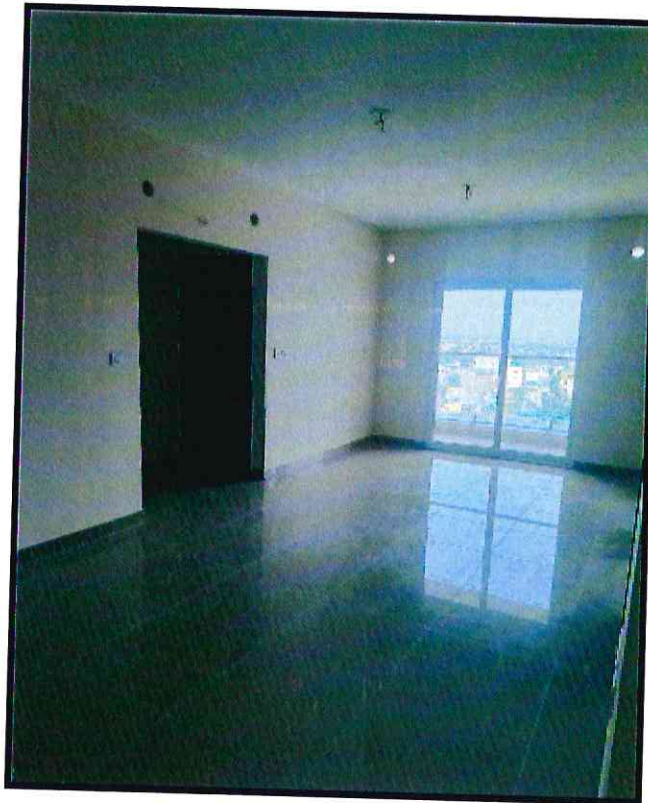
Car Parking Marking

Block 12

Internal finishing



Foyer



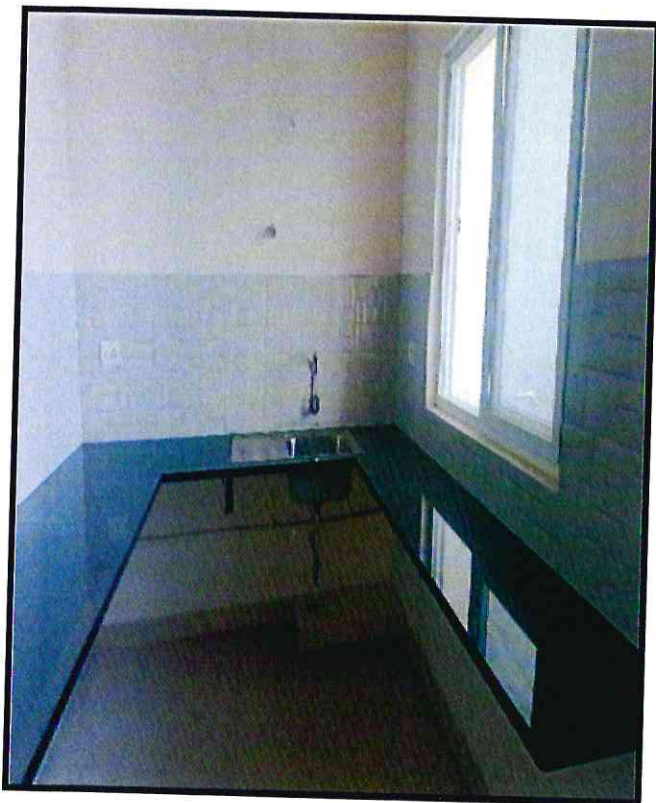
Living



Study room

Block 12

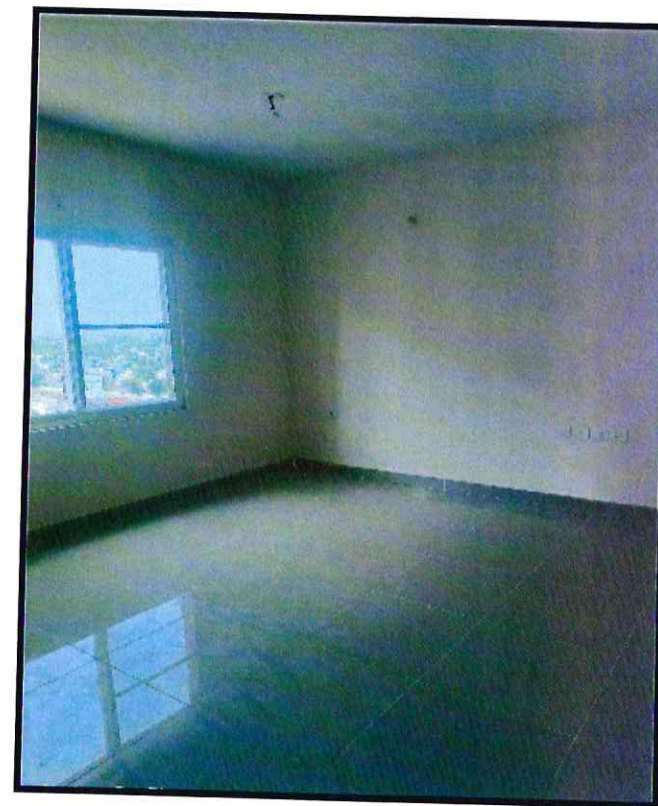
Internal finishing



Kitchen



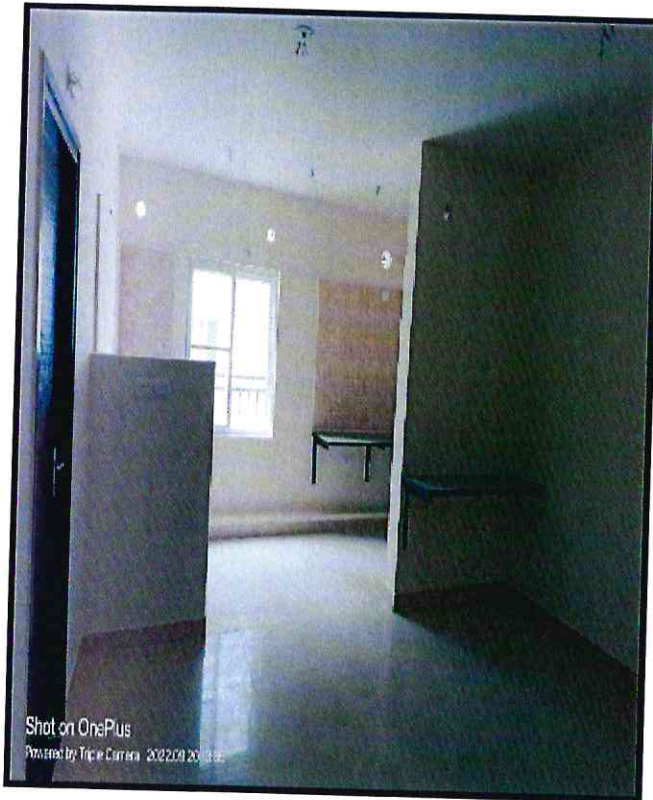
Toilet



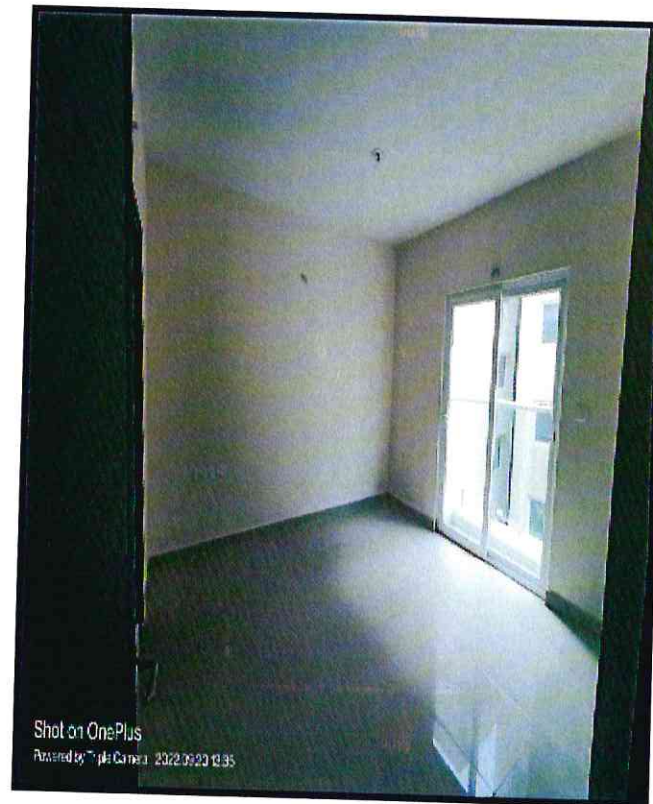
Bedroom

Block 13

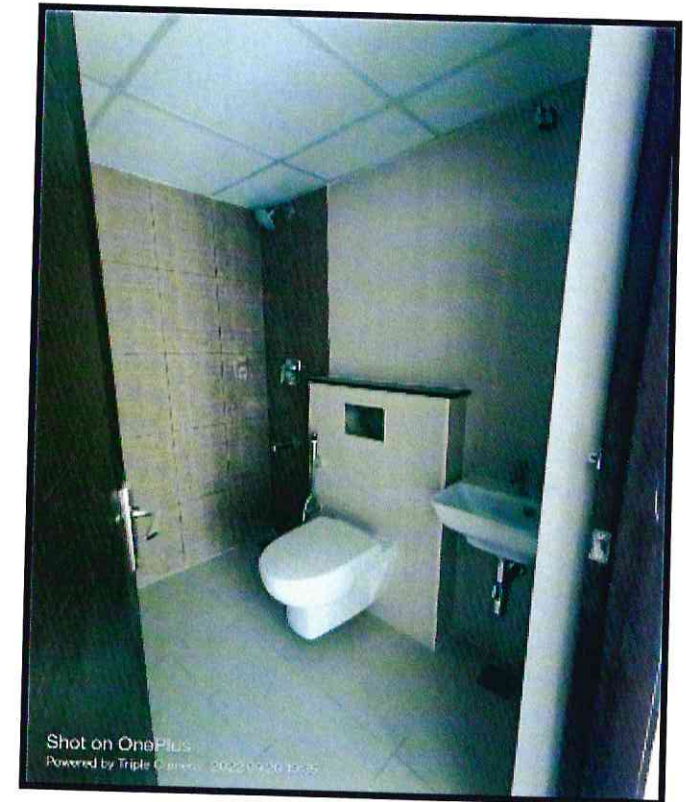
Internal finishing



Living



Bed room

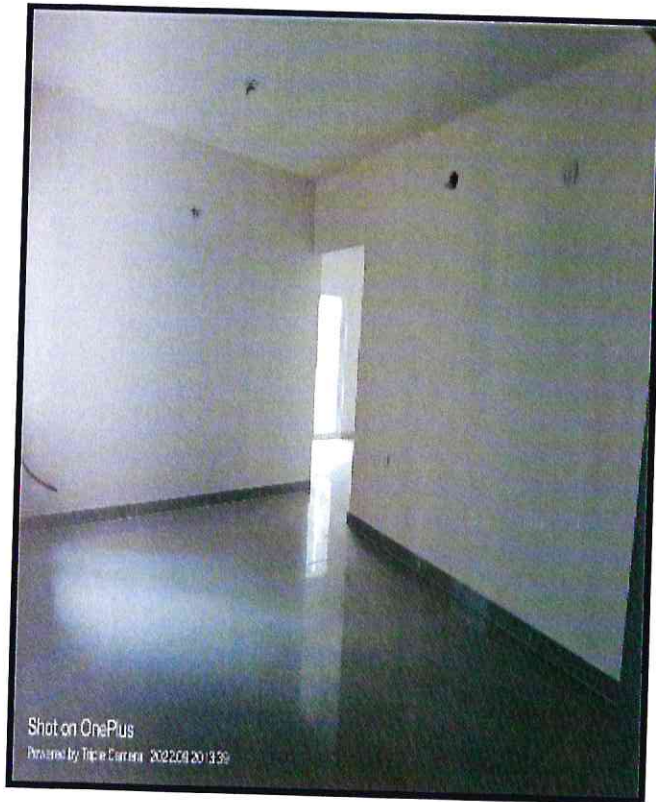


Toilet

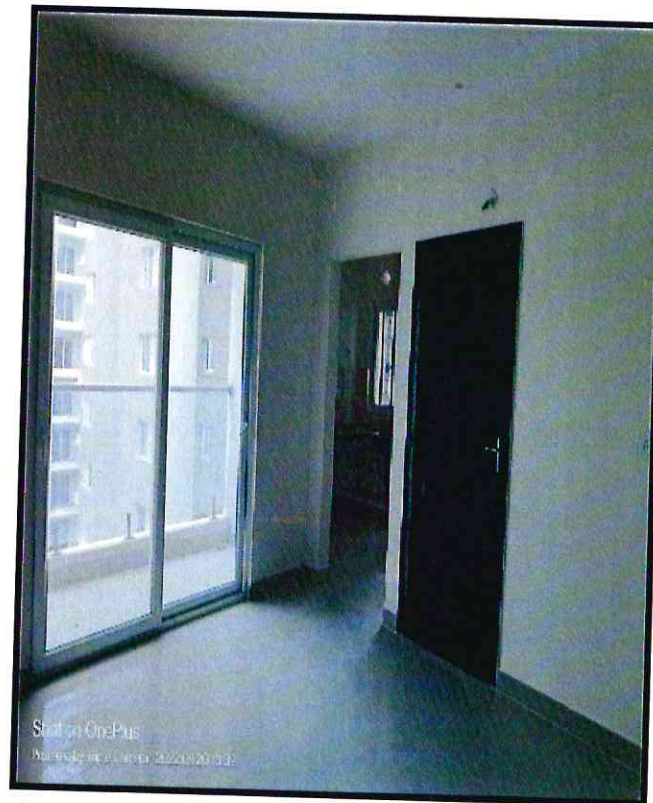


Block 15

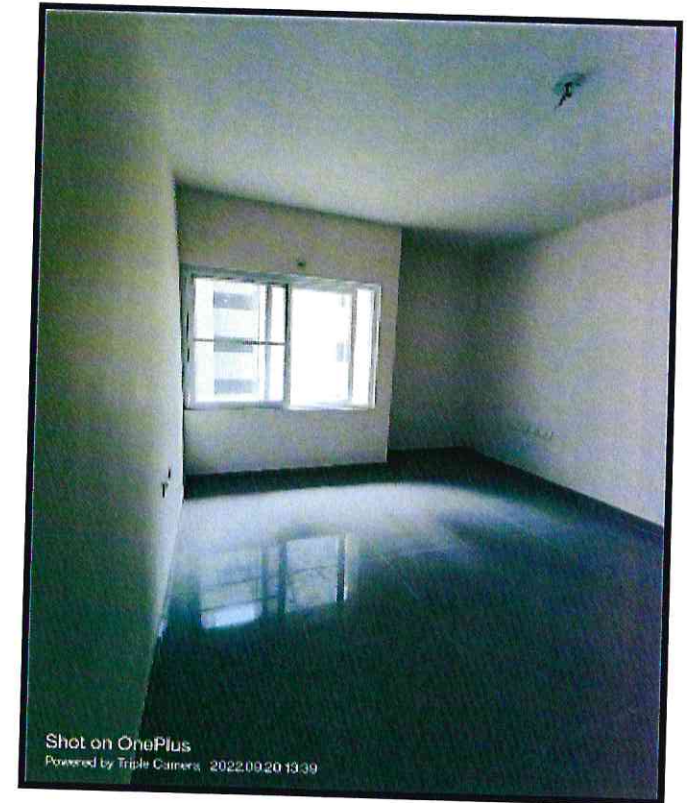
Internal finishing



Living



Dinning



Master Bedroom

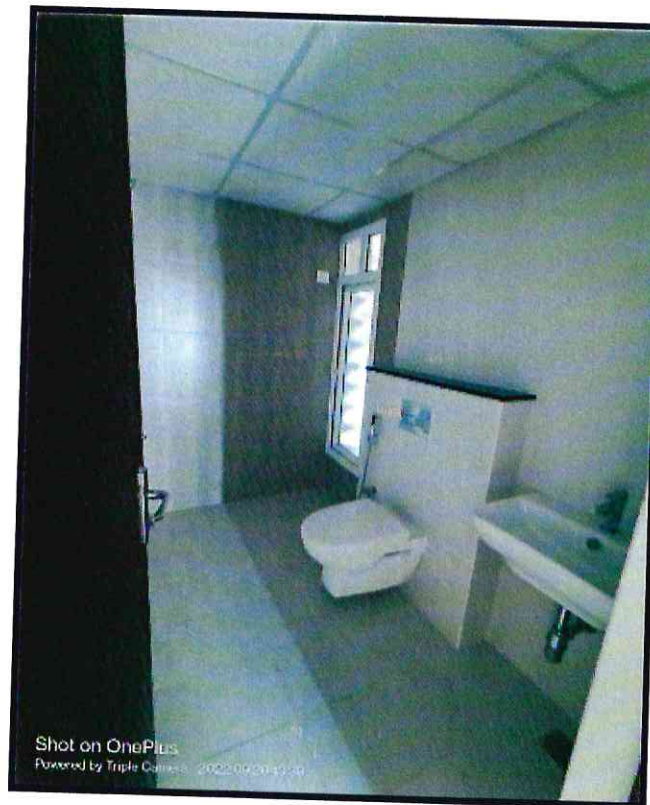


Block 15

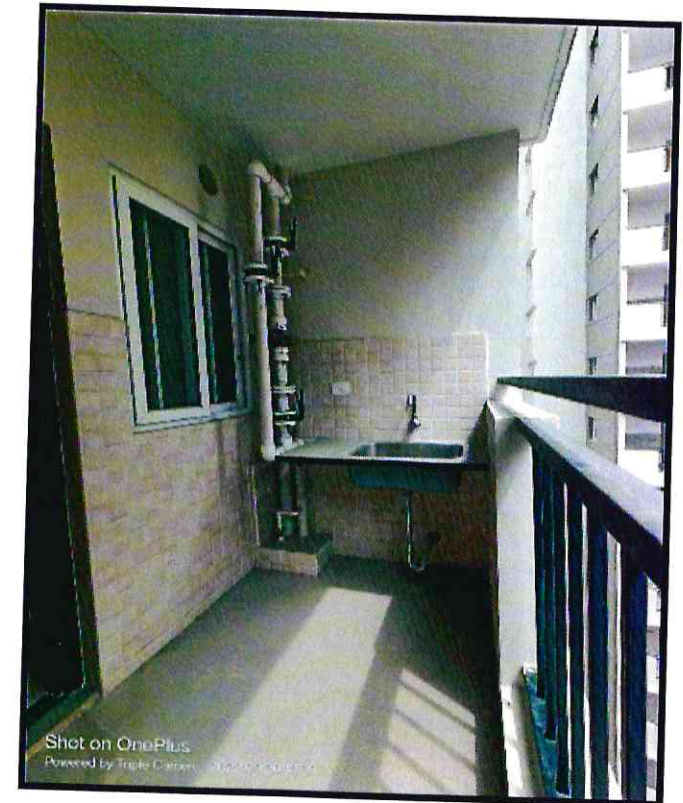
Internal finishing



Bedroom



Toilet



Utility



Block 10

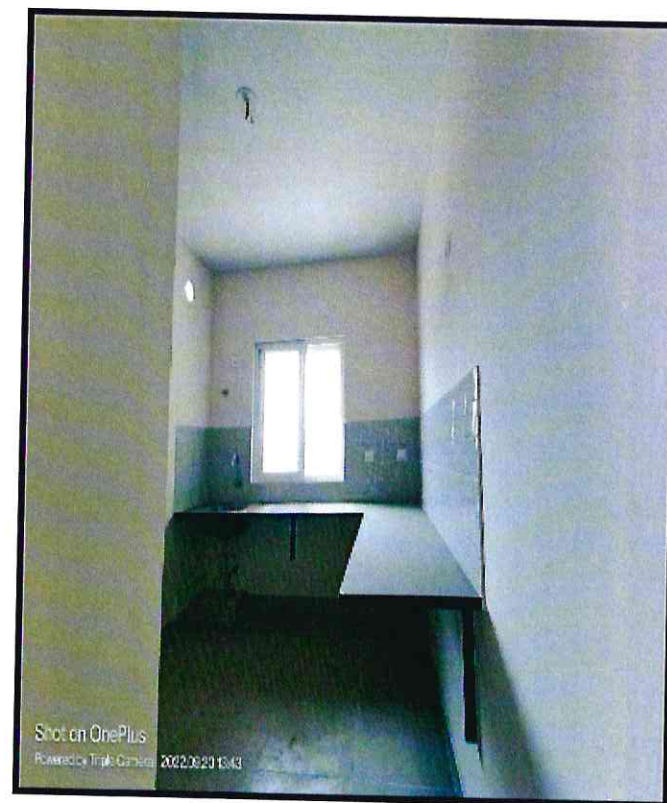
Internal finishing



Living



Bedroom



Kitchen



Block 10

Internal finishing



Bedroom



Toilet



Bedroom Toilet





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

9TH PARTIAL 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 Commissioner,
Tambaram Corporation,
Tambaram, Chennai - 45.

Letter No. CMDA/CC/HRB/S/356/2021

Dated: 15.03.2022

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of **Block No.10,12,13, & 15 consisting of Combined Double Basement Floor + Ground Floor + 13 floors Residential building with 387 dwelling units**, (Block No.10: 83 Dwelling units, Block No.12: 111 Dwelling units, Block No. 13: (EWS block)-138 Dwelling units, Block No.15: 55 Dwelling units) out of 5 Blocks: Combined Double Basement Floor + Ground Floor + 11 floors for Block No.25, 26, 27, 28 & 29, Commercial Mall Block No.7: Double Basement floor + Lower Ground Floor + 1st floor to 4th floor + Service floor + 5th floor to 7th floor – Hyper Market, Shops, Restaurant, Theatre and Service Apartments; Revision in Double Basement floor for Approved residential Blocks 18 to 24 to the already approved 6 Blocks of IT/ITES Building and 17 Blocks of Residential building at S.No.367/1A2, 1B, 1C & 1D of Perungalathur village, GST Road, within the limits of Tambaram Corporation – **9th Partial Completion Certificate – Issued – Reg.**

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB/02(S-01 to S-36)/2018, Permit No.11190 in letter No.C3(S)/243/2017 dated 23.01.2018
 - 2) 1st Partial Completion Certificate issued for Block – 1 comprising Full Double BF + GF + 8 Floors and Block - 6 comprising Full Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South/188/2011 in letter No.ES3/17938/2007 dated 03.01.2012.
 - 3) 2nd Partial Completion Certificate issued for Block – 7 comprising Full Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South/19/2015 in letter No.EC/CCW/S/16510/2014 dated 19.02.2015.
 - 4) 3rd Partial Completion Certificate issued for Block – 2 comprising Combined Double BF + GF + 8 floors (out of 9 Blocks) vide CC No.EC/South-I/75/2016 in letter No.EC/S-I/3585/2016 dated 29.03.2016.
 - 5) 4th Partial Completion Certificate issued for Block – 3 comprising Combined Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South-I/65/2018 in letter No.EC/S-I/17503/2017 dated 06.03.2018
 - 6) 5th Partial Completion Certificate issued for Block – 4 comprising Combined Double BF + GF + 5 floors (out of 9 Blocks) vide CC No.EC/South-I/99/2018 in letter No.EC/S-I/4554/2018 dated 19.04.2018
 - 7) 6th Partial Completion Certificate issued for Block No.27 comprising combined Double Basement floor + Ground Floor + 11 Floors (out of 9 Blocks) vide CC No.EC/South-I/148/2021 in letter No. CMDA/CC/HRB/S/0066 /2021 dated 22.06.2021.
 - 8) 7th Partial Completion Certificate issued for Block No.25 comprising combined Double Basement floor + Ground Floor + 11 Floors (out of 5 Blocks) vide CC No.EC/South-I/043/2022 in letter No. CMDA/CC/HRB/S/0246 /2021 dated 15.02.2022.
 - 9) Compliance Certificate issued by DF&RS for Block No.10,12,13, & 15 for residential building in letter No. D.Dis.No9165/C1/2021, C.C. No.32/2021 dated 08.09.2021,
 - 10) 9th Partial Completion Certificate Application received from M/s.Shriprop Properties Pvt. Ltd. dated 01.12.2021.
 - 11) This office DC letter even No. dated 08.03.2022.
 - 12) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021080 dated 09.03.2022 along with undertaking that the Northern site boundary wall will be completed before applying for final Completion Certificate.
 - 13) Hon'ble High Court order dated 06.11.2017 in W.P.No.28290/2017 and WMP.No.30408 of 2017.

-2-

This is to certify that M/s.Shriprop Properties Pvt.Ltd. have constructed **Block No.10,12,13, & 15** consisting of **Combined Double Basement Floor + Ground Floor + 13 floors Residential building with 387 dwelling units**, (Block No. 10: 83 Dwelling units, Block No.12: 111 Dwelling units, Block No. 13: (1 WS block)-138 Dwelling units, Block No.15: 55 Dwelling units) out of 5 Blocks: Combined Double Basement Floor + Ground Floor + 11 floors for Block No.25, 26, 27, 28 & 29, Commercial Mall Block No.7: Double Basement floor + Lower Ground Floor + 1st floor to 4th floor + Service floor + 5th floor to 7th floor – Hyper Market, Shops, Restaurant, Theatre and Service Apartments: Revision in Double Basement floor for Approved residential Blocks 18 to 24 to the already approved 6 Blocks of IT/ITES Building and 17 Blocks of Residential building at S.No.367/1A2, 1B, 1C & 1D of Perungalathur village, GS1 Road, within the limits of Tambaram Corporation sanctioned vide Planning Permission No. C/PP/MSB/02(S-01 to S-36)/2018, Permit No.11190 in letter No.C3(S)/243/2017 dated 23.01.2018. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 9th Partial Completion Certificate approved by the Monitoring Committee.

2. Accordingly 9th Partial Completion Certificate is issued for the above Block No. **Block No.10,12,13, & 15 Residential Building in C.C.No.EC/South-I /077/2022 dated 15 .03.2022.**

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 13th cited (Also indicated in the Planning Permission approval letter in Sl.No. 25th reference)

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

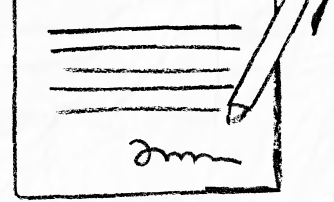
1. M/s.Shriprop Properties Pvt.Ltd.
Lakshmi Neela Rite Choice Chamber,
1st Floor, New No.9, Bazuillath Road,
T.Nagar, Chennai – 600 017.

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

(Letter No. TNRERA/306/2018 dated 25.04.2018
Registration Certificate No.TN/01 Building /0138/2018
for Block No. 10 & 15 Letter No. TNRERA/150/2018
dated 27.02.2018 Registration Certificate No.TN/01/
Building/0072 /2018 for Block No. 12 & 13)

3. The Deputy Financial Analyst
Finance Division, CMDA (9th Partial Completion Certificate only issued)

4. The System Analyst, Computer Cell, CMDA (to update Webpage)



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.



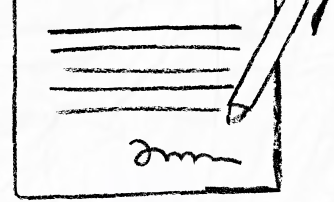
NRI & Investment Services

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

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

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