



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™



Project - Quarterly Progress Report

Promoter's Name	:	SHERNA PROPERTIES
Project Name	:	SATHYANAND NIKETAN
Project Registration No	:	TN/11/Building/0170/2018
Quarter Ending	:	MARCH 2023

A. Sales

Sl.No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Bookedsize wise (As given in Carpet Area Statement while registering)	Block A Villa No A1 – Carpet Area - 1968.01 sq.ft Villa No A2 – Carpet Area - 1968.01 sq.ft Villa No A3 – Carpet Area - 1968.01 sq.ft Villa No A4 – Carpet Area – 1944.97 Villa No A5 – Carpet Area - 1914.26 sq.ft Villa No A6 – Carpet Area - 2011.5 sq.ft Villa No A7 - Carpet Area – 1914.26 sq.ft Villa No A8 - Carpet Area – 1931.41 sq.ft	21
		Block B Villament No 10 - Carpet Area –1835.94 sq. ft. Villament No 17 – Carpet Area – 1498.82 sq. ft. Villament No 18 – Carpet Area –1857.39 sq. ft. Villament No B3 – Carpet Area – 1664 sq.ft Villament No B4 – Carpet Area – 1664 sq.ft	

		Villament No B5 – Carpet Area – 1628 sq. ft. Villament No B6 – Carpet Area – 1602.20 sq. ft. Villament No B7 – Carpet Area – 1664 sq. ft. Villament No B8 – Carpet Area – 1628 sq. ft. Block C Villament No 26 – Carpet Area –1619.05sq.ft Villa No C4 – Carpet Area – 2157.37sq.ft Villa No C5 – Carpet Area – 2968 sq.ft Villa No C2 – Carpet Area – 2142 Sq.ft	
2.	Parking Lots	Each 2 and 3 car parking's	Each 2 and 3 car parking's
3.	UDS Registered in Sq.m.	3674.24sq. m. that covered for Nine Villaments and Twelve Villas which have been booked	

B. Construction

Sl.No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A BLOCK A1 Villa A2 Villa A3 Villa A5 Villa A4 Villa A6 Villa A7 Villa A8 Villa	A BLOCK 100% 100 % 100 % 100 % 100% 100% 100% 100 %

		B BLOCK Villament 18 Villament 17 Villament B3 Villament B4 Villament B5 Villament B6 Villament B7 Villament B8 Villament 10 C BLOCK C2 Villa C4 Villa C5 Villa C6 of construction completed in all booked Villa/Villaments	B BLOCK 100 % 100 % 100 % 100% 100% 100% 100% 100% 100% C BLOCK 80 % 100 % 100 % 100% of construction completed in all booked Villa/Villaments
2.	Status of common Amenities for each Block/Tower, Item wise	Club house completed	Club house completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	99%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1700Lakhs

C. Details of Clearances

1. Completion Certificate No. ----- (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)

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

Note: Mail the above particulars to “reg.tnrera@tn.gov.in”

SHERNA PROPERTIES
SATHYANAND NIKETAN

18.04.2023



A1 - VILLA



A2 - Villa



A3- VILLA



A4- VILLA



A5 - VILLA



A6 - VILLA



A7 - VILLA



A8-VILLA

B - BLOCK



B1 - VILLA



B2- VILLA



B3 - VILLA



B4 - VILLA



B5 - VILLA



B6 - VILLA



B7 - VILLA



B8 - VILLA



B9 - VILLA



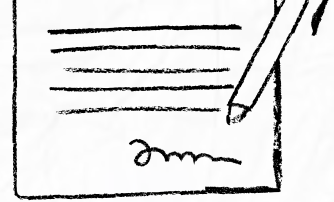
C4 - VILLA



C5 - VILLA



C6 - VILLA



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.



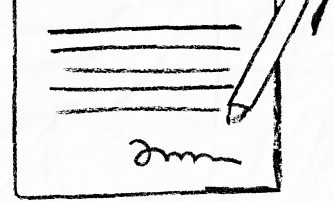
NRI & Investment Services

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