



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	:	J.SARASWATHI
Project Name	:	SRI BRINDHAVAN
Project Registration No	:	TN/07/Building/0211/2018 dated 28/06/2018
Quarter Ending	:	SEPTEMBER 2020

A. Sales

Sl. No.	Description	No	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	A1,A2,A3 – 90.74 sqm A4 – 82.42 sqm B1,B2,B3 – 73.85 sqm B4 – 57.50 sqm C1,C2, C3, C4 – 55.67 sqm Total - 12 nos	856.37 Sqm
2.	Parking Lots	7 nos	-
3.	UDS Registered in Sq.m.	12 nos	586.04 sqm

B. Construction

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

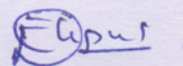
C. Details of Clearances

1. Completion Certificate No. C.C.SLPA No: 01/2020 dated 29.05.2020.
2. Compliance Report, if any (Kindly Specify) Not applicable
3. Annual Audit report of Special account in Form 7 annexed.(in pdf format)

D. Latest Photo with Date (At least from 2 angles)-Attached (in PDF Format)

Enclosures

1.	Number & Types of flat booked	All Flats are registered.
2.	Number of parking lots booked	Booked – 7nos
3.	Stage of construction of each floor with supporting photographs	Photos Attached.
4.	Stage of construction of common amenities with photographs	Photos Attached.
5.	Sanction letter from the banks/ finance companies for the loan, if any	- Nil-



(For Mrs.J.Saraswathi
Authorised signatory)

COMPLETION CERTIFICATE

From

Tmt.R.Rani., B.E.,
Assistant Director/Member Secretary (i/c),
Salem Local Planning Authority,
5/601-B, Balaji Nagar,
Subramaniya Nagar First Gate,
Suramangalam, Salem-636 005.
Phone No.0427-2445815
E-mail:salemlpa005@gmail.com
Website:http://salem.nic.in/slpa/index.htm

To

1. The Executive Engineer(O&M),
Tamil Nadu Electricity Board(West),
Annathanapatti
Salem-2.
2. The Executive Engineer,
TWAD Board, Salem.
3. Comissioner,
Salem Corporation,
Salem.

Roc.No. 552 /2018 SLPA Dated:29.05.2020

Sir,

Sub: Building – DTCP - Completed construction of Residential apartment Building at Salem LPA/Salem Corporation, Jagirammalayam Village S.F. No.229-1Bpt New ward-A, Block-42, T.S.No.15/6,7,8,9,10 in approved layout LP/ DTCP No.602/97 Plot no-2pt, 3,4pt – Ground + 3 floors, 12 Dwellings at an extent of 634.00m² - Completion Certificate – Issued – Regarding.

- Ref:**
1. This Planning Permission No. LP/SLPA No.68/2018 in Roc No.552/2018 Dated:23.04.2018 and Planning Permission No.11/2018 Dated:23.04.2018
 2. Completion Certificate application received from the applicant Dated: 15.05.2020.
 3. Completion Certificate charges remitted on dated: 4/9/2018
 4. Construction Continuance Certificate NO.01/2019 Dated:16.09.2019.

1. This is to certify that Tmt.J.Saraswathi have constructed Stilt + 4 Floors Residential Apartment Building (12 Dwelling Units) and Reconstitution of Plot No.2pt, 3, 4pt in approved layout No LP/DTCP No.602/97 in New ward-A, Block-42, T.S.No.15/6 to 10 old S.F.No.229/18pt, Jagirammalayam Village, Salem city Municipal Corporation Salem and sanctioned vide order in Roc.No.552/2018 dated: 23.04.2018 Planning permission No. 11/2018. It was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

2. Accordingly, Completion Certificate is issued for the above construction in C.C.SLPA.No.01/2020 dated: 29.05.2020.

3. The Completion Certificate is issued in accordance with the provision of the Town & Country Planning Act, 1971 and the rules made thereunder. 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/developer/ power agent and the Structural Engineer/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.

J. J. J.
29/5/2020
Assistant Director/Member Secretary (i/c),
Salem Local Planning Authority, Salem-5.

Copy to:

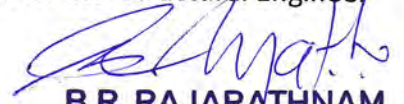
Tmt.J.Saraswathi,
C/O.K.Pugal and Vennila pugal,
178/5E, Meenachi Nagar,
Hasthampatti,
Salem-7.

Sunday, October 04, 2020**COMPLETION CERTIFICATE**

With respect to the building work on **SRI BRINDHAVAN** Residential Apartment, S.F.No: 229/1B1, WARD A, BLOCK 42, T.S.No: 15/6,7,8,9,10, Plot no.2part, 3 & 4part, Jagirammappalayam village, Salem -636 302, Salem corporation limit, Salem Taluk, Salem District.

Here I, **Er.B.R.RAJARATHNAM**, B.E., (CIVIL), M.E., (Structural), issue the completion certificate based on the site inspection on 04.10.2020 and the building has been completed in all respects bearing plan approval no: K21/118/2018, Dated 07.05.2018 and RERA registration no TN/07/Building/0211/2018, Dated - 26/06/2018. The Building is granted Completion Certificate bearing number C.C.SLPA No: 01/2020 dated 29.05.2020.

Signature of the Structural Engineer



B.R. RAJARATHNAM
B.E(CIVIL) M.E(STRUCTURAL)
Coimbatore LPA /SE / GR-I / 19 / 04 / 031
10, Second Cross Road, Ramalinga Nagar
2nd Lay Out, Coimbatore - 641 011

Mobile No :98422 44563

Email.id : rajarathnam1010@yahoo.com

D. SENTHIL KUMAR, B.Arch, AIIA.,
Architect & Interior Designer

No.1 (165/129), SBI Officer's Colony,
Meyyanur, Salem-636 004
Ph: 0427-2336363
Mob: 94432 37383
E-Mail: archsen@gmail.com

FORM-4
ARCHITECT'S CERTIFICATE
(Issued on completion of the Building)

04.10.2020

To
J.SARASWATHI,
D.No: 5-120 A4, Ganapathi Nagar,
Andagalore gate, Rasipuram,
Namakkal District – 637 401.
Cell no: 97882 16516.

Subject: Certificate of Completion of Construction Work of **SRI BRINDAVAN** Residential Apartment Building of the Project (TNRERA Registration Number TN/07/Building/0211/2018) situated on the Plot bearing Survey no. 229/1B1, Plot Nos: 2pt,3,4pt, New T.S.No: 15/6,7,8,9,10, demarcated by its boundaries latitude 11.685316, and longitude 78.117087 of the end points property belonging to Salem corporation, belonging to T.S.No: 15/4 - North, South & West side, 30'0" corporation Road - East side, Ward A, Block -42, Jagirammalayam Village, Salem -636302, Salem west Taluk, Salem District, PIN -636 302, measuring Area as per Document : 634.00 Sq.m, Area as per TSLR: 629.50 Sq.m, Area as per Site:586.04 Sq.m area being developed by **J.SARASWATHI**.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of **SRI BRINDAVAN** Residential Apartment of the Building situated on the Plot bearing Plot Nos: 2pt,3,4pt, Survey no. 229/1B1, New T.S.No: 15/6,7,8,9,10, Steel Plant By pass road, Ward A, Block -42, Salem Jagirammalayam Village, Salem -636302, Salem west Taluk, Salem District, PIN - 636 302, measuring Area as per Document : 634 .00 Sq.m, Area as per TSLR: 629.50 Sq.m, Area as per Site: 586.04 Sq.m area being developed by **J.SARASWATHI**.

-2-

2. Following technical professionals are appointed by Promoter :

- (i) Thiru. D.SENTHIL KUMAR, B.Arch., as Architect
- (ii) Thiru. Er.B.R.RAJARATHNAM,B.E., (CIVIL), M.E., as Structural Consultant
- (iii) Thiru. Er.K.K.KISHORE @ K.KISHAN, B.E., C.E(Dip)., DCP as MEP consultant
- (iv) Thiru. S.Sureshbabu as Site Engineer

3. Based on Completion Certificate received from Structural Engineer and Site Engineer and to the best of my knowledge, I hereby certify that Sri Brindavan Building has been completed in all aspects. The Building is granted Completion Certificate bearing number C.C.SLPA No: 01/2020 dated 29.05.2020.

Yours Truly,

D. SENTHILKUMAR, B.Arch.,
REG. No: CA / 97 / 22370
ARCHITECT & INTERIOR DESIGNER
No: 1(165/129) SBI OFFICER'S COLONY
MEYYANUR, SALEM - 636 004.

SALEM CITY MUNICIPAL CORPORATION

சேலம் மாநகராட்சி

SERVICE REQUEST RECEIPT

Receipt No

பற்றுச்சீட்டு எண்

049/01/02/20-21/0001125

Receipt Date /

பற்றுச்சீட்டு நாள்

21/10/2020 2:10:23 PM

Service Name /

சேவையின் பெயர்

Payment of Property Tax

Applicant Name /

விண்ணப்பதாரர் பெயர்

I DHANUPREETHI

Address / முகவரி

B1,JAGIR AMMAPALAYAM BLOCK NO.5

Sl.Ward / Ward /

பிரிவு / வார்டு

Mobile No /

அலைபேசி எண்

Assessment No:049/002/05323 Old Assessment No: Property Type :Building
:RESIDENTIAL

Usage Type

S. No. / வ. எண்.	Financial Year	Description / விபரம்	Amount / தொகை
1	2020-2021 (SUC)	300.00	300.00
2	2020-2021	1467.00	1467.00
	2020-2021 - P	260.00	260.00
Cheque Penalty : 0.00 Advance Amount : 0.00			0.00
Rem.Name : I DHANUPREETHI			
Payment Details : Cheque 2027.00 /- 683395,03/Jun/2020 TAMILNADU GRAMA BAIYA - SALEM			Total / மொத்தம்
SL. No. Amount in Words : [Two Thousand Twenty Seven Rupees and Zero Paise Only]			
CFC Counter /	01-Z1-MAIN-COUNTER-02	Issued By /	MADHESWARAN
சேவை மையம்		வழங்குபவர்	
Note : Cheque payments are subject to Realisation			Signature /
			கையொப்பம்

Sri Brindavan
House Tax
12 256
UP TO Sep 2020

4/6/2020

"மகாநகராட்சி சேவைப்போம்"



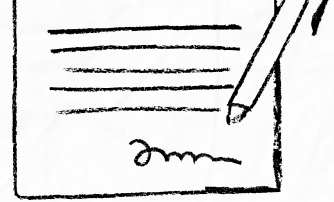
SRI BRINDAVAN



SRI BRINDAVAN AMENITIES



LIFT PROVISION SRI BRINDAVAN



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.



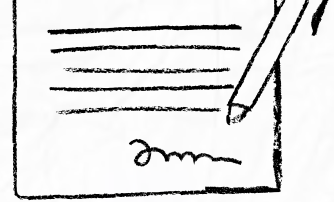
NRI & Investment Services

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