



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	:	M/s. Redbrick Constructions, Anna Nagar, Chennai-40
Project Name	:	"SRI NIVAS" - Residential Building - Stilt + 4 floors - Single Block
Project Registration No	:	TN/29/Building/0212/2018 Dt. 28/06/2018
Quarter Ending	:	(~~March~~ / June / September / December) Year 2019.

© No. 22/8, Thilak
T. Nagar
Ch.

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)	Flat No 1-B Flat No 2-B Flat No 3-B	139.35 Sq.m 139.35 Sq.m 139.35 Sq.m
2.	Parking Lots	3 Nos. Allotted to the flat	112.50 Sq.m
3.	UDS Registered in Sq.m.	3 Nos.	237.249 Sq.m

For flat 1B, 2B, 3B

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	6,07,65,200/-

C. Details of Clearances

- Completion Certificate No. _____ (only CC No. in Text Format)
- Compliance Report, if any (Kindly Specify) _____ (in PDF Format)
- Annual Audit Report of Special Account in Form 7 _____ (in PDF Format)

EC / central-II / 170 / 2019 Dt. 19-06-2019

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

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" For RED BRICK CONSTRUCTIONS

Proprietor







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

COMPLETION CERTIFICATE

From

The 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/8849/2019

Dated: 19-06-2019

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt + 4 floors Residential building with 8 dwelling units at Old Door No.8, New Door No.22, Thilak Street, T. Nagar, Chennai – 17, Old S.No.95/2 & 99, T.S. No.6854, Block No.108 A in T. Nagar Village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission No.B/Spl.Bldg./337/2017, dated 18.12.2017 in Letter No.BC1/10060/2017, dated 18.12.2017, Planning Permit No.11682
 2. Completion Certificate Application dated 29.05.2019
 3. This office letter even no. dated 10.06.2019 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0012244, dated 14.06.2019.

This is to certify that M/s. Redbrick Constructions, Rep by Preetham Dev Moses have constructed Stilt + 4 floors Residential building with 8 dwelling units at Old Door No.8, New Door No.22, Thilak Street, T. Nagar, Chennai – 17, Old S.No.95/2 & 99, T.S. No.6854, Block No.108 A in T. Nagar Village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./337/2017, dated 18.12.2017 in Letter No.BC1/10060/2017, dated 18.12.2017, Planning Permit No.11682. 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 / 170 /2019, dated:19 -06-2019.

3. This 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. However, 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,

P. Durairaj
19/6/2019
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

✓ M/s. Redbrick Constructions
Rep by Preetham Dev Moses
U-57, 7th Street
Anna Nagar
Chennai – 600 040

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)

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

Srinivasan & Associates

Registered Architect & Council of Architecture

Reg. No.: CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040, Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that the construction of the Residential Apartment Building "SRINIVAS", constructed by Red Brick Constructions at Old D.No.8, New D.No.22, Thilak Street, T.Nagar, Chennai - 600 017 has been completed as per the approved plan. All amenities like water, electricity, etc, have been obtained and the Project/Flat is ready for handing over.

Thanking you,

Place : Chennai

Date : 10-10-2019

For SRINIVAS & ASSOCIATES

V. Srinivasan
10/10/19
V.SRINIVASAN

V. SRINIVASAN, AIA,

Registered Architect-CA/96, 19755

Licensed Surveyor-Corporation of Chennai

R.A. No. 344

Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai-600 040, Ph. 2628 6529



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