Verified RealEstate™

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	:	**PUSHKAR PROPERTIES (P) LTD**
Project Name	:	**KRISHNA**
Project Registration No	:	**TN/29/Building/0312/2018 dated 04.10.2018**
Quarter Ending	:	**December, 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)	1	1
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	72	72

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	SINGLE	BRICK WORK/ PLASTERING/PAINTING PRIMER WORK STARTED
2.	Status of common Amenities for each Block/Tower, Item wise	N.A.	N.A.

Sl.No.	Description	Percentage
1.	Percentage of Completion	%
	i) Physical	**95%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**330.00Lakhs**

C. Details of Clearances

1. Completion Certificate No **CMDA/CC/NHRB/S/0006/2019 dated 27.11.2019**
   Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
2. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

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

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

KRISHNA

Old No. S-9, New No. 15, 2nd Avenue, M.G. Road,
Sastri Nagar, Adayar, Chennai – 600 020.

TN/29/BUILDING/0312/2018

KRISHNA

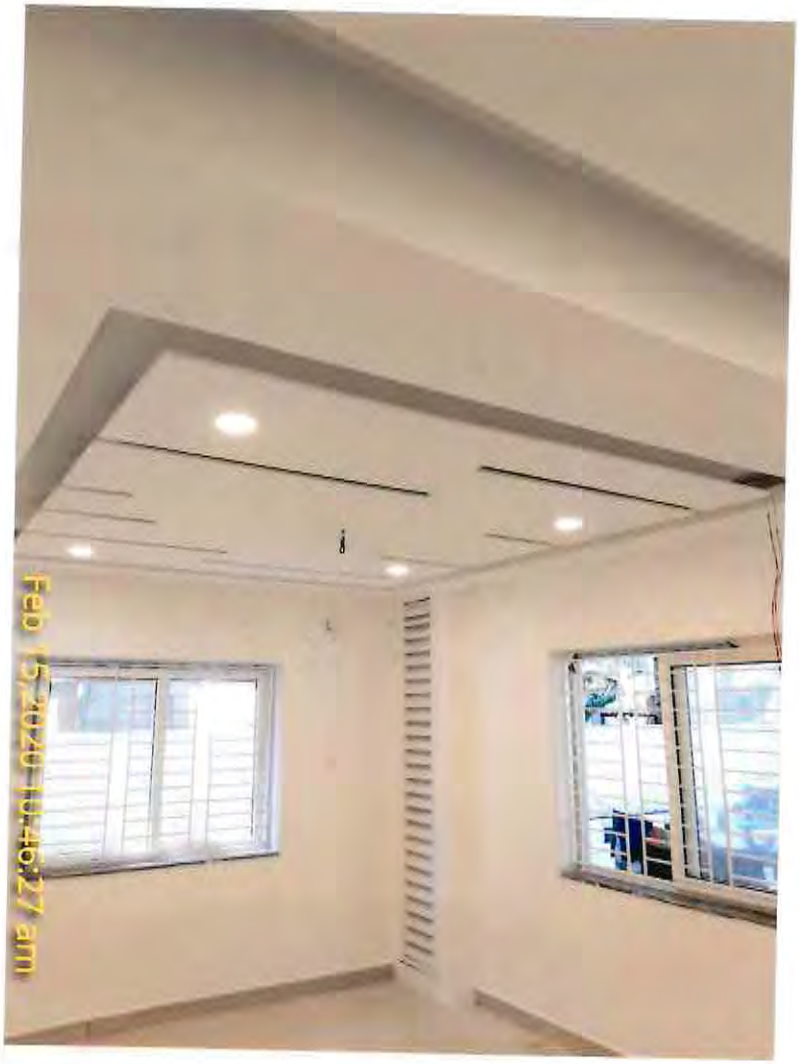
Old No. S-9, New No. 15, 2nd Avenue, M.G. Road,
Sastri Nagar, Adayar, Chennai – 600 020.

TN/29/BUILDING/0312/2018

KRISHNA

Old No. S-9, New No. 15, 2nd Avenue, M.G. Road,
Sastri Nagar, Adayar, Chennai - 600 020.

TN/29/BUILDING/0312/2018



KRISHNA

Old No. S-9, New No. 15, 2nd Avenue, M.G. Road,
Sastri Nagar, Adayar, Chennai – 600 020.

TN/29/BUILDING/0312/2018

V.Srinivasan. aiia.,
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

FORM-4
ARCHITECT 'S CERTIFICATE

Date: 14.02.2020

To

Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai – 600 102.

Subject:Certificate of Completion of Construction Work of "KRISHNA", Old No. S-9, New No. 15, 2nd Avenue, M.G. Road, Sastri Nagar, Adayar Chennai – 600 020, comprised in T.S. No. 88, Block No. 33, (old Survey No. 92 {part}) of URUR Village, VelacheryTaluk, Chennai District - Zone No. 13 Division 176 measuring 624.12 sq. mts.

Sir,

Ihave undertaken assignment as Architect of certifying completion of Construction Work of**"KRISHNA"**,RERA REGISTRATION No.**TN/29/Building/0312/2018** dated 04.10.2018, Old No. S-9, New No. 15, 2nd Avenue, M.G. Road, Sastri Nagar, Adayar, Chennai–600 020, comprised in T.S. No. 88, Block No. 33, (old Survey No. 92 {part}) of URUR Village, VelacheryTaluk, Chennai District - Zone No. 13 Division 176 measuring 624.12 sq.mts, area being developed by**Pushkar Properties (P) Ltd,**Old No.3, New No.51, "F" Block, 2nd Main Road, Annanagar East,Chennai – 600 102.

2. Following technical professionals are appointed by Promoter:

1.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas& Associates P-47/1,17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.I/19/03/074
2.	Structural Consultant Firm Name & Address	Dr. Alex Jacob M/s. United Consultants,

	Registration Details Certified in PP Application	41/A, Beach Road, Kalakshetra Colony, Chennai-90 600 090 433 SE/GR-I/19/02/001

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that Building/ Block of the Building has been completed in all aspects. The Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0006/2019 dated 27.11.2019** by CMDA.

Yours Faithfully,

V. SRINIVASAN, AIIA,
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, R-47/1, 17th Street, Anna Nagar
Chennai-600 040. Ph. 2628 6529

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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, TNEB,
Anna Salai, Chennai-600 002.

2) The Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0006/2019 **Dated: 27-11-2019**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units availing Premium FSI at Plot No.S-9, New Door No.15, 2nd Avenue (Mahatma Gandhi Road), Shastri Nagar, Adyar, Chennai – 600 020 bearing Old S.No.92, New T.S.No.88, Block No.33 of Urur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref:
1) CMDA Planning Permission No.B/Spl.Bldg.,/173/2018 Permit No.12182 in letter No.B1/1362/2018 dated 27.07.2018
2) Completion Certificate Application from Thiru P. Kruthivas dated 29.10.2019
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0014910 dated 20.11.2019

*****

This is to certify that Thiru P. Kruthivas has constructed Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units availing Premium FSI at Plot No.S-9, New Door No.15, 2nd Avenue (Mahatma Gandhi Road), Shastri Nagar, Adyar, Chennai – 600 020 bearing Old S.No.92, New T.S.No.88, Block No.33 of Urur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.B/Spl.Bldg.,/173/2018 Permit No.12182 in letter No.B1/1362/2018 dated 27.07.2018. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

p.t.o.,

CMDA/CC/NHRB/S/0006/2019

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/299/2019 dated 27-11-2019.**

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.

Yours faithfully,

27/11/2019.

for MEMBER-SECRETARY

27/11/19

Copy to:

1. Thiru P. Kruthivas,
   Flat No.1-A, Old No.3, New No.51,
   F-Block, 2nd Main Road, Anna Nagar East,
   Chennai – 600 102

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

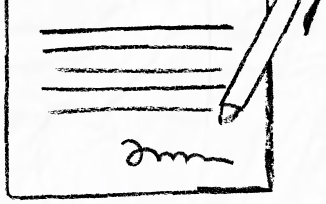
3. The Deputy Financial Analyst, Finance Division, CMDA (For refund of Security Deposit for Building and Display Board)

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.



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

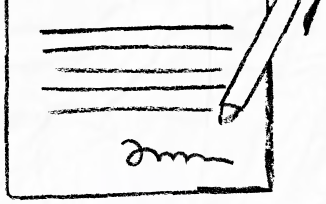
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate