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	**:**	**ISHA HOMES (INDIA) PRIVATE LIMITED**
Project Name	**:**	**ISHA ANANDHAM**
Project Registration No	**:**	**TN / 01 / BUILDING / 0327 /2018**
Quarter Ending	**:**	**31st March 2021**

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)	217	144875 Sq.ft.
2.	Parking Lots	82	---
3.	UDS Registered in Sq.m.	173	53462.71 Sq.ft.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	**Single Block**	**Completed in all respects. Completion Certificate obtained from CMDA.**
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	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**100%**

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"

ISHA ANANDHAM

RERA Registration No. TN/01/Building/0327/2018 dated 30.10.2018





ISHA ANANDHAM

RERA Registration No. TN/01/Building/0327/2018 dated 30.10.2018





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 Commissioner
Kattankulathur Panchyat Union
Kattankulathur.

Letter No.CMDA/CC/NHRB/S/0020/2020 **Dated: 07-08-2020**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor + 4 Floors Residential Building with 244 LIG Dwelling Units at S.No.307/2A1, 2B, 3A, 3B and 308 (as per patta) of Nedungundram village Kattankulathur Panchyat Union limit – Completion Certificate – Issued – Reg.

Ref: 1) CMDA Planning Permission No. B/Spl.Bldg/217AtoD/2018 Permit No.12226 in letter No. B2/3791/2018 dated 19.09.2018.
2) Completion Certificate Application from M/s. Isha Homes (India) Pvt. Ltd. dated 13.03.2020.
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016859 dated 04.08.2020.
4) TNRERA Regn. No. TN/01/Building/0327/2018 dated 30.10.2018 – Isha Anandham.

*****

This is to certify that M/s. Isha Homes (India) Pvt. Ltd. Rep. by its Authorised signatory Thiru N. Anbumani have constructed Stilt Floor + 4 Floors Residential Building with 244 LIG Dwelling Units at S.No.307/2A1, 2B, 3A, 3B and 308 (as per patta) of Nedungundram village Kattankulathur Panchyat Union limit sanctioned vide Planning Permission No. B/Spl.Bldg/217AtoD/2018 Permit No.12226 in letter No. B2/3791/2018 dated 19.09.2018. 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.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 133 /2020 dated 07-08-2020.**

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,

07/08/2020

for MEMBER-SECRETARY

7/8/2020

Copy to:

1. M/s. Isha Homes (India) Pvt. Ltd.
   Rep. by its Authorised Signatory
   Thiru N. Anbumani
   E29, Megawin Towers
   Second Avenue
   Besant Nagar
   Chennai 600 090
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.

N. SOLAI, B.Arch.,

MCA No. CA/92/15100
Registered Architect- Grade -I (RA)
Registration No. RA/Gr. I/19/03/038

Form – 4

ARCHITECT'S CERTIFICATE

(To be Issued on Completion of Each Block / Tower)

Date: 30-11-2020

To
The Managing Director
Isha Homes (India) Private Limited
Old No. 74, New No. 55, 1st Avenue,
Indira Nagar, Adyar,
Chennai – 600 020 .

Subject: **Certificate of Completion of Construction Work of 244 Nos. of residential flats of Building(s) of the ISHA ANANDHAM project RERA Registration No. TN /01/Building/0327/2018 dated 30.10.2018 situated on the S.Nos. 307/2A1, 307/3A, 307/3B, 308, 307/2B demarcated by its boundaries (latitude and longitude of the end points 12°53'28.7"N 80°06'52.7"E, Nedungundram Village, Chengalput Taluk, Kancheepuram Disrict, Pin: 600 073 admeasuring 14867 sq.mts. area being developed by M/s. Isha Homes (India) Private Limited.**

Sir,

I, **Mrs. N. Solai**, have undertaken assignment as Architect of certifying Completion of Construction work of the **ISHA ANANDHAM** project situated at S.Nos. 307/2A1, 307/2B, 307/3A, 307/3B, 308 Nedungundram Village, Chengalput Taluk, Kancheepuram District, Pin: 600 073, admeasuring **14867** sq.mts. area being developed by M/s. Isha Homes (India) Private Limited as per the approved Plan.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)
   i. Smt. N. Solai as Architect.
   ii. Sri. T. Ganesan as Structural Consultant
   iii. Sri. T. Prakash as Engineer
   iv. Sri. S.M. Murugesan as Site Engineer

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to my best of my knowledge, I hereby certify that ISHA ANANDHAM project has been completed in all aspects. The project ISHA ANANDHAM project RERA Registration No. TN /01/Building/0327/2018 dated 30.10.2018 situated on the S.Nos. 307/2A1, 307/3A, 307/3B, 308, 307/2B demarcated by its boundaries (latitude and longitude of the end points 12°53'28.7"N 80°06'52.7"E, Nedungundram Village, Chengalput Taluk, Kancheepuram District is granted Completion Certificate bearing No. C.C.No. EC/South-I/133/2020 dated 07.08.2020 issued by the Member Secretary, Chennai Metropolitan Development Authority.

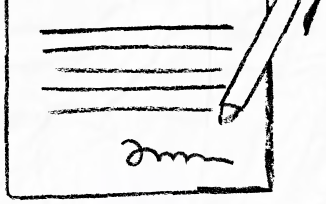
Yours Faithfully,

N.Solai.

Signature & Name
(N. SOLAI)
MCA No. CA/92/15100
RA/Gr. I/19/03/038

Solai Nachiappan, D.Arch.,A.I.I.A.,
Architect No.CA/92/15100
No. 26/1, Raju Street,
West Mambalam, Chennai-600 033.

No. 26/1, Raju Street, West Mambalam, Chennai - 600 033
Mobile : 96777-52229; E-mail: spksolai@gmail.co



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

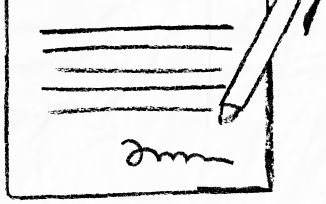
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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