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3/350/2 Mettukuppam,
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Project - Quarterly Progress Report

Promoter's Name	:	M/s. INDUS FOUNDATIONS
Project Name	:	SERENE
Project Registration No	:	TN/29/BUILDING/0034/2018 dt.28.01.18
Quarter Ending	:	September 2019

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total area (in sq. m.)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	3 nos. (Flat Nos. T1, T2, PH)	356.63 sq.m (carpet area)
2.	Parking Lots	3 nos.	3 nos.
3.	UDS Registered in Sq.m.	-	267.84 sq. m

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Total received / receivable in Lakhs)	5.94 crores

C. Details of Clearances

1. Completion Certificate No. EC/C-I/6188/2017 dated 15.05.2019 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify)
3. Annual Audit Report of Special Account in Form 7

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

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







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
 Phone : 28414855 Fax: 91-044-28548416
 E-mail: mscmda@tn.gov.in
 Web site: www.cmdachennai.gov.in

COMPLETION CERTIFICATE

From	To
The Principal Secretary/ Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	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-I/6188/2017

Dated:15-05-2019

Sir,

Sub: CMDA – Enforcement Cell (Central -I) – Completed construction of Stilt Floor + 3 Floors + 4th floors (part) Residential Building with 7 dwelling units at Door No.29, Dr. Gurusamy Road (Lane), Chetpet, Chennai – 31, comprised in old S.No.132 part, 375/1 part, R.S. No.375/13, Block No.23 of Egmore Village, Chennai, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref: 1. CMDA issued Planning Permission No. B/Spl.Bldg./325/2017, dated 24.11.2017, Permit No.11670, vide Lr. No.BC1/14448/2017
 2. Your Completion Certificate request in letter dated 23.04.2019
 3. This office letter even no. dated 10.05.2019.
 4. Development Charges and I&A charges remitted in CMDA Receipt No.B-0011564, dated 14.05.2019

This is to certify that Thiru S. Ravichandran and R. Santhiya have constructed Stilt Floor + 3 Floors + 4th floors (part) Residential Building with 7 dwelling units at Door No.29, Dr. Gurusamy Road (Lane), Chetpet, Chennai – 31, comprised in old S.No.132 part, 375/1 part, R.S. No.375/13, Block No.23 of Egmore Village, Chennai, within the limit of Greater Chennai Corporation, sanctioned in Planning No. B/Spl.Bldg./325/2017, dated 24.11.2017, Permit No.11670, vide Lr. No.BC1/14448/2017. 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-I/139 / 2019, dated:15.05-2019.

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for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

4
15/5/19

1. Thiru. S. Ravichandran &
Tmt. R. Santhiya
New No.58, Old No.15, 'Y' Block
5th Avenue, 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 (For Refund of Security Deposit for Building & Display
Board)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

- (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.



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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

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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