



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™



edifice

PRAMOD BALAKRISHNAN
Architects & Interior Designers

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

Date: 20.01.2022

To, Tamil Nadu Real Estate Regulatory Authority
Door no.1a, 1st floor,
Gandhi Irwin bridge road,
Egmore, Chennai - 600008

The - M/s. Casa Grand BuilderPvt.Ltd,
5th floor NPL Devi, No.111, Old No.59,
L.B.Road, Thiruvannmiyur, Chennai.

Subject: Certificate of Completion of Construction for Multistoried Residential Group Development consisting of 4 blocks of Combined Basement floor + Combined Stilt Floor (part) cum Ground Floor (part), connecting all the 4 Block and in Block No: 1 & 2 ; 1st to 13th Floor, Block 3(LIG):1st to 13th Floor & Block 4(Club House): 1st & 2nd Floor for Residential cum commercial Building , combined Podium for Block No.1,2 & 3 and Swimming Pool area at Combined First Floor level and Open Ambhi Theater at Ground Level with total number of dwelling units 382 numbers (including 10% LIG dwelling units-78 numbers) abutting GNT Road, in T.S.No.12,Old S.No.849/2,Block No.49, Ward C of Madhavaram Village, MadhavaramTaluk, Thiruvallur District.

Sir,

1. I PramodBalakrishnanhave undertaken assignment as Architect and Certifying the Completion of Construction Work of Combined Basement floor +Combined Stilt floor + 13 floors residential building with 382 dwelling units of the project **CASAGRAN**
NORTHERNSTAR [TN/02/Building/0048/2018, Dated: 01/02/2018] situated at.S.No.849/2Madhavaram Village, MadhavaramTaluk,Thiruvallur District and measuring **16389.54SQ.M**plot area been developed by [M/s. Casa Grand BuilderPvt.Ltd]

edifice

PRAMOD BALAKRISHNAN
Architects & Interior Designers

2. The Technical professionals are appointed by Owner / Promoter:
- (i) Ms. PramodBalakrishnan as - Architect;
 - (ii) Mr. J. Suresh as StructuralConsultant
 - (iii) Mr. SakthiKrishnanas MEPConsultant
 - (iv) Mr. Azhaguraja as Site Supervisor
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certifythat Construction Work ofCombined Basement Floor +Combined Stilt floor + 13 floors residential building with 382 dwelling units of the Building has been completed in all aspects andis fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

Yours Faithfully



Signature,

PRAMOD BALAKRISHNAN

CA/85/9299

RA/GF.1/19/04/147

No.5,THIRD FLOOR, 13,SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI-600 020.

BLOCK	TOWER	STAGE OF CONSTRUCTION
A	178	127 Units Handed Over
B	126	118 Units Handed Over
C	78	78 Units Handed Over
TOTAL	382	323 UNITS HANDED OVER

STAGE OF CONSTRUCTION

(2)



Block-A

(3)



Block-B & C

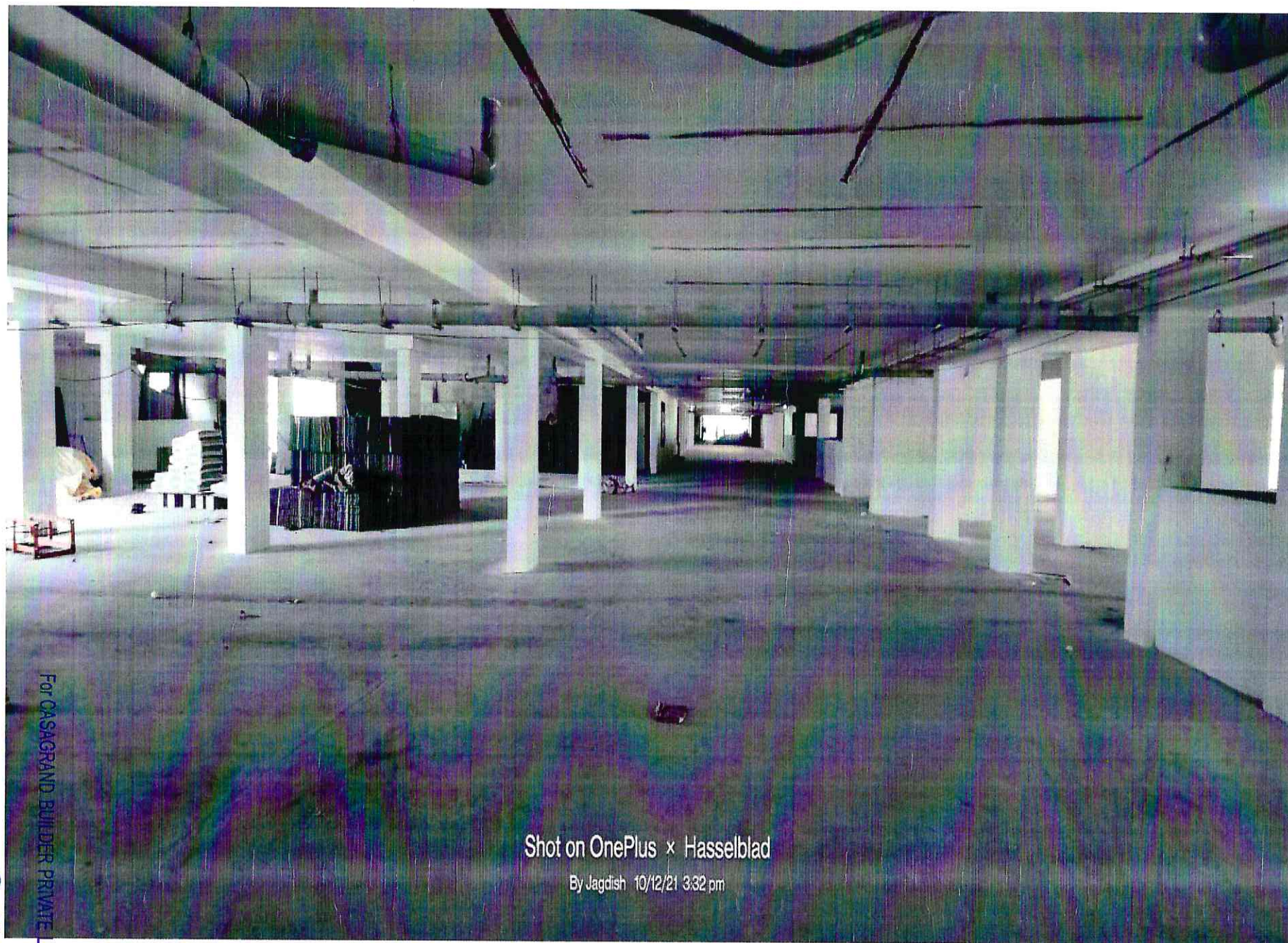
4

CASAGRANT

Authorised Signatory

S. M. A.

ATE LIMITED



STILT FLOOR

Shot on OnePlus x Hasselblad

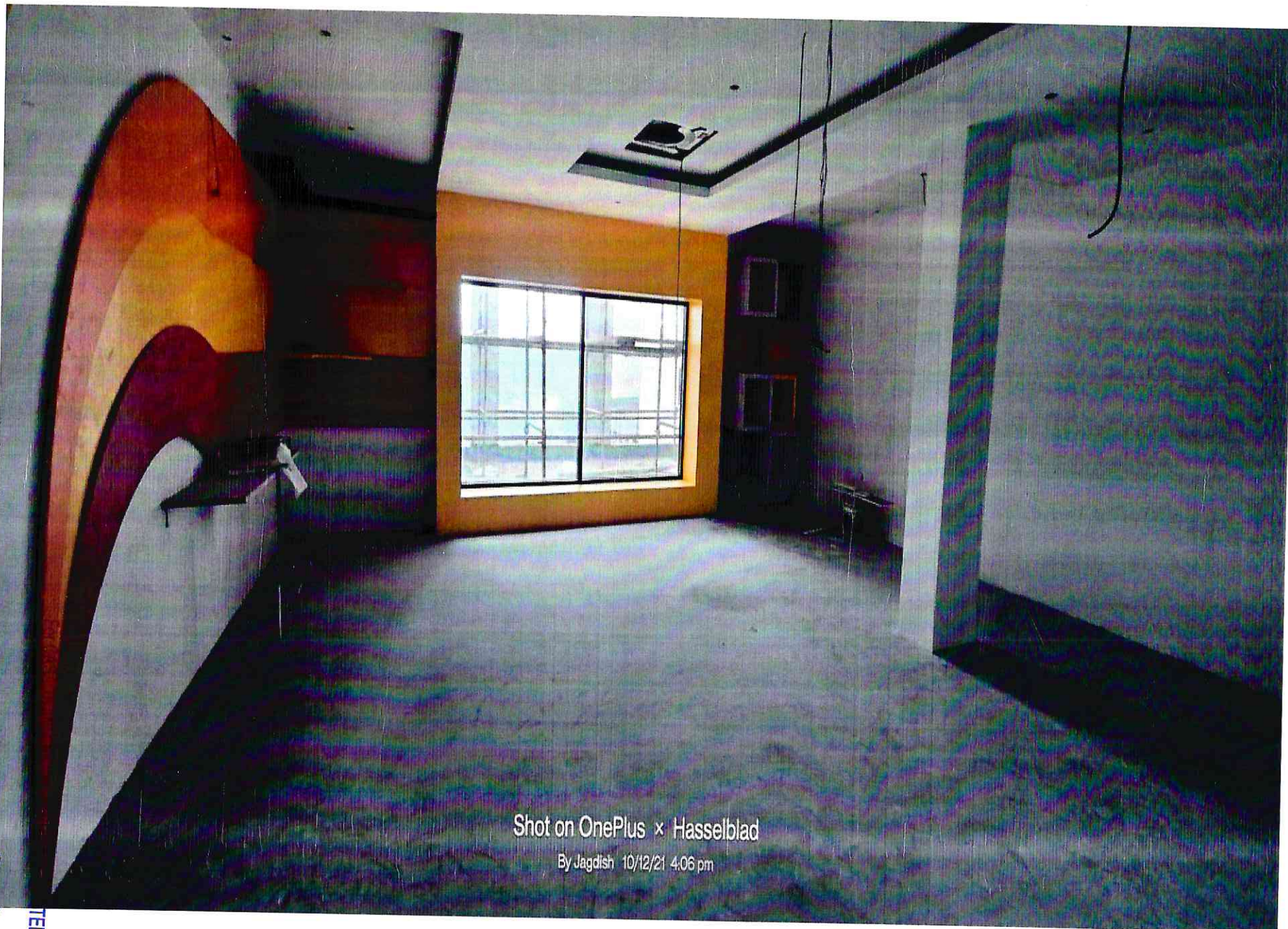
By Jagdish 10/12/21 3:32 pm

(5)

CASAGRANT

For CASAGRANT BUILDER PRIVATE LIMITED

S. N. A.
Authorised Signatory



Shot on OnePlus x Hasselblad

By Jagdish 10/12/21 4:06 pm

CLUB HOUSE

6

CLUB HOUSE

[7]

CASAGRANT
building solutions



Authorised Signatory

S. N. S.

For CASAGRANT BUILDING PRIVATE LIMITED



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