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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Baashyaam Constructions Pvt Ltd
Project Name	:	THE PLUTUS RESIDENCE
Project Registration No	:	TN/29/BUILDING/138/2019
Quarter Ending	:	(Oct - Nov) Year 2022

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)	26587.05 Sqmt	28000.53 sq.m
2.	Parking Lots	290	304
3.	UDS Registered in Sq.m.	5528.87 Sqmt	5823.21 Sq.Mt

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Basement to Terrace Floor Level slab	1) Basement to terrace floor level slab completed
2.	Status of common Amenities for each Block/Tower, Item wise	GYM, Club House, Swimming Pool	70%



Sl.No.	Description	Percentage
1.	Percentage of Completion	95%
	3 Level Basement	98%
	Stilt Floor	80%
	First floor	95%
	Second floor	96%
	Third Floor	96%
	Fourth Floor	96%
	Fifth Floor	96%
	Sixteenth Floor	96%
	Seventh Floor	96%
	Eight Floor	96%
	Ninth Floor	96%
	Tenth Floor	96%
	Eleventh Floor	96%
	Twelfth Floor	96%
	Thirteenth Floor	96%
	Fourteenth Floor	96%
	Fifteenth Floor	96%
	Sixteenth Floor	96%
	Seventeenth Floor	96%
	Eighteenth Floor	90%



C. Details of Clearances

1. Completion Certificate No: Yet to Complete the Construction.
2. Compliance Report, if any (Kindly Specify) - Not Applicable(in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – We have not Sold any Units – Self Declaration Enclosed

D. Latest Photo with Date (At least from 2 angles) ---- Enclosed

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



FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

To

Date: 24.11.2022

M/s.Baashyaam Constructions Pvt Ltd.,
No.87 G.N.Chetty road,
T.Nagar, Chennai -600 017

Subject: Certificate of Completion of Construction Work of One Building / One Block of the Building of the Project (TNRERA Registration Number, TN/29/Building/138/2019 – 13.09.2019) Situated on the plot bearing Survey No.57/4, currently comprised in T.S.No.44, Block No.20, in Thiruvanniyur Village, Velachery Taluk (Formerly Mylapore-Triplicane Taluk), Chennai District, demarcated by its boundaries (latitude and longitude of the end point) North by Property comprised in T.S.Nos.39, 40/3 and 40/1 South by Property comprised in T.S.Nos.45, 51, 52, 53/1, 53/2, 54 and 55 East By L.B.Road Portion gifted for Road widening and T.S.Nos.40/1, 45, 46 and 48/2 West by Property comprised in T.S.Nos.38, 41, 42 and 43 Village Mylapore Taluk Mylapore – (Formaly mylapore – Triplicane) District Chennai Pin- 600041 1 Acre and 66.59 Cents (30.26 Grounds) as per document and 26.38 Grounds as per physical measurement. Area being developed by M/s.Baashyaam Constructions Pvt Ltd.,

Sir,

I/We M/s.Nataraj & Venkat Architects have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the Building(s)/ One Block(s) of the One Phase of the Project, situated on the Survey to T.S.No.44, Block No.20, in Thiruvanniyur Village, Velachery Taluk (Formerly Mylapore-Triplicane Taluk), Chennai District measuring 1 Acre and 66.59 Cents (30.26 Grounds) Area being developed by M/s.Baashyaam Construction Pvt Ltd., as per the approved plan.

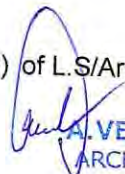
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i)	Tmt Sheeba	as Architect
(ii)	Thiru S.Nagesh	as Structural Consultant
(iii)	Thiru Murugesan	as Plumbing Consultant
(iv)	Thiru Vishwanathan	as Electrical Consultant
(v)	Thiru S.Govindaraju	as Engineer

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that One Building/ Block of the Building have been completed in all aspects. The One Building/ One Block of the Building is granted Completion Certificate bearing number TN/29/BUILDING/00138/2019 Dated 13.09.2019 by CMDA (competent Authority) .

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)


A. VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANNIYUR,
CHENNAI -600 041. Ph: 044-2457 2457





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, 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, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/HRB/S/329/2022

Dated: 04.11.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Multistoried Residential Building consist of Triple Basement Floor (2 level Mechanized parking) + Stilt Floor + 1st Floor to 17 Floors + 18th Floor (part) for Residential purpose with 152 Dwelling units availing with Premium FSI at Old Door No.148, New Door No.32, Lattice Bridge Road, Indira Nagar, Thiruvannmiyur Village within the limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission No. C/PP/MSB/40(A to G)/2019, Permit No.11981 in Letter No. C3(S)/11405/2018 dated 22.08.2019.
 2. Environment Clearance (EC) Letter No. SEIAA/TN/F.6706/EC/8(a)/638/2019 dated 07.03.2019.
 3. Compliance Certificate issued by DF & RS in letter No.D.Dis No.8698/C1/2022, CC No.58/2022 dated 21.07.2022.
 4. Completion Certificate Application received from M/s.Baashyaam Construction Pvt.Ltd.,(GPA), on 25.08.2022.
 5. This office D.C. Letter even No dated 28.10.2022.
 6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022372, dt.31.10.2022.

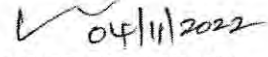
This is to certify that M/s.Baashyaam Construction Pvt.Ltd.,(GPA), has completed the construction of Multistoried Residential Building consist of Triple Basement Floor (2 level Mechanized parking) + Stilt Floor + 1st Floor to 17 Floors + 18th Floor (part) for Residential purpose with 152 Dwelling units availing with Premium FSI at Old Door No.148, New Door No.32, Lattice Bridge Road, Indira Nagar, Thiruvannmiyur Village within the limits of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 1st cited. 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.

//Pto//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 359 /2022 dated 04.11.2022.

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,


for MEMBER-SECRETARY

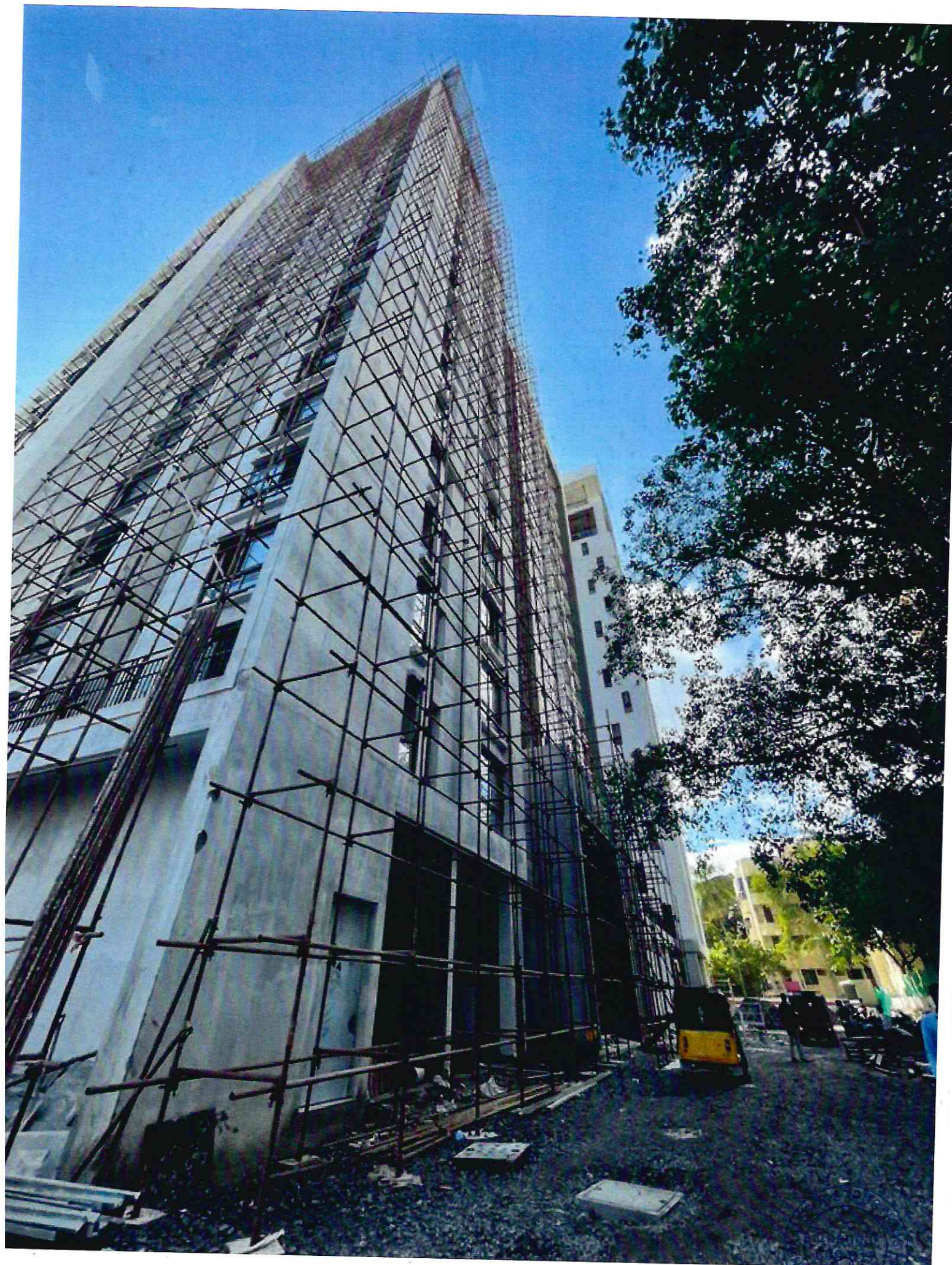
Copy to:

- | | |
|---|---|
| 1. M/s.Baashyaam Construction Pvt.Ltd.,(GPA)
No.87, G.N.Chetty Road,
T.Nagar, Chennai-600 017. | (With request to obtain consent to
operate (CTO) as per applicable
rules from competent authority
for EIA) |
| 2. The Chairperson,
TNRERA,
CMDA Tower-II, 1 st Floor, Egmore,
Chennai – 600 008. | (TNRERA Registration
No.TN/29/Building/138/2019 in
letter No. TNRERA/4858/2019 dt
13.09.2019) |
| 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 No. B0013631 dated 19.08.2019 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.
- iii) Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O.Ms. No. 97, MAWS Dept. dated 07.07.2015 for which under taking given by the applicant.

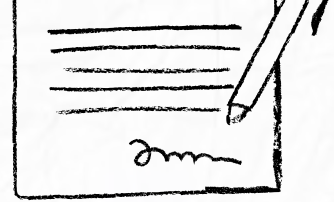












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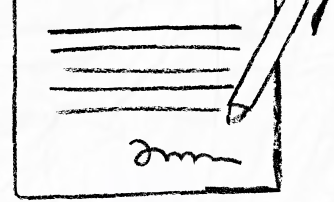
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Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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[+91 9996 12 9996](tel:+919996129996)
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