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Project - Quarterly Progress Report- BLOCK-1

Promoter's Name	:	VISHRAM INFRA PVT LTD
Project Name	:	VISHRAM'S NEST
Project Registration No	:	TN/01/BUILDING/0191/2019 DATED 08.11.2019
Quarter Ending	:	December 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq Mts
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	12 flats + 5 Shop = 17	1628.483
2.	Parking Lots	10	10
3.	UDS Registered in Sq Mts	17	1016.71

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor wise	Block 1	Fully Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Lift, CC TV, Security Force,	Fully completed

Sl.No	Description	Percentage
1.	Percentage of Completion	
	i) Physical	Block 1 100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Block 1 100%

C. Details of Clearances

1. Completion Certificate No. NIL (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NIL (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 NIL (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) Photo Dated 05.01.2024 (in PDF Format)

For VISHRAM INFRASTRUCTURE PVT. LTD

[Signature]
Authorised Signatory

Project - Quarterly Progress Report- Block -2

Promoter's Name	:	VISHRAM INFRA PVT LTD
Project Name	:	VISHRAM'S NEST
Project Registration No	:	TN/01/BUILDING/0191/2019 DATED 08.11.2019
Quarter Ending	:	December 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq Mts
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	8	784.43
2.	Parking Lots	8	8
3.	UDS Registered in Sq Mts	8	489.79

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block -2	Fully Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Lift, CC TV, Security Force,	Fully completed

Sl.No	Description	Percentage
1.	Percentage of Completion	
	i) Physical	Block 2 100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Block 2 100%

C. Details of Clearances

1. Completion Certificate No. NIL (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NIL (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 NIL (in PDF Format)

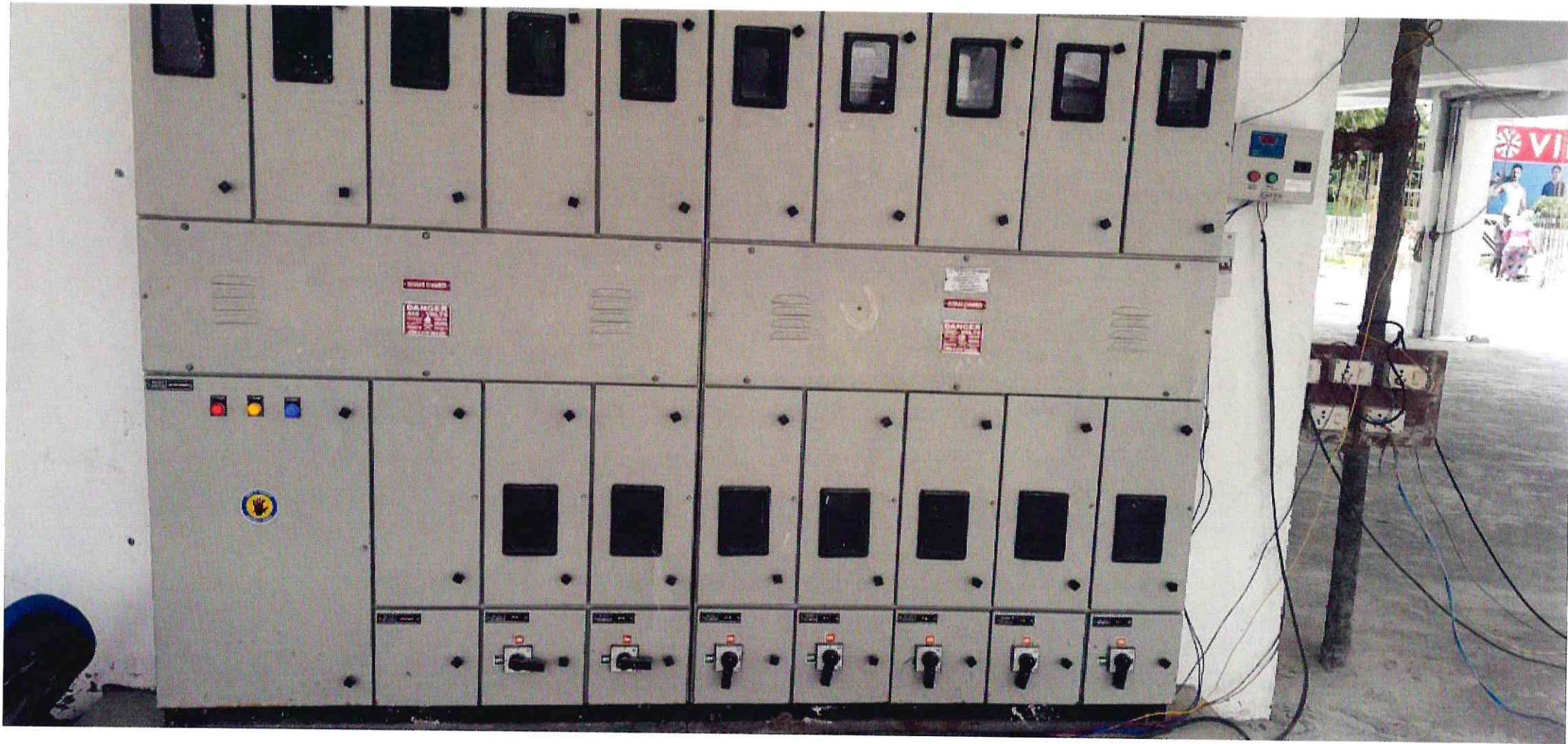
D. Latest Photo with Date (Atleast from 2 angles) Photo Dated 05.01.2024 (in PDF Format)

For VISHRAM INFRASTRUCTURE PVT. LTD

[Signature]
Authorised Signatory









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From
Thiru.G.Raghui Kumar,
Assistant Director/Member Secretary,
District Town and Country Planning,
124, G.S.T. Road,
Municipality Shaping Complex,
Chengalpattu District - 1,
E.mail:ddcgldistrict@gmail.com

To
1. The Executive Engineer
TNEB, Thiruporur,
Chengalpattu District
2. The Executive Officer,
Thiruporur Town Panchyat,
Kalavakkam Village,
Chengalpattu District

ROC. No:4096/2022 MLPA (C.D-5)

Date: .03.2023.

Sir,

Sub: Partial Completion Certificate - District of Town and Country Planning, Chengalpattu District, Mamallapuram Local Planning Authority, Chengalpattu District - Thiruporur Taluk and Town Panchayat, Kalavakkam Village, S.No: 172/9, 173/3, 4, 5B, 6, 182/1B1, 1B2Apt, 1B2Bpt, 184/5B, 185/1B, 2, 3pt, 4pt and 186/1 - Planning Permission issued for proposed residential Buildings Block 1 to 7 & Block LIG with total FSI area 17457.24 sqm of 223 dwelling unit + 5 shop + 1 Gym in Site Extent 11679.81 sq.m - Partial Completion Certificate issueing for Block 1 building - Reg.

- Ref:
1. Completion Certificate application received from Mr.A.Vinod Kumar Reddy, letter Dated:05.12.2022.
 2. Planning Permission No:13/2019 Vide Member Secretary, Mamallapuram Local Planning Authority Proceedings. ROC No:178/2017/MLPA,Dated:22.02.2019.
 3. CCC Charges Rs.7,83,000/- remitted from applicant on 09.01.2019, I & A Charges Rs.65,47,000/- remitted from applicant on 10.01.2019.
 4. G.O.(Ms) No:53 Housing and Urban Development [UD4(3 Department Dt: 16.04.2018.
 5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department dt: 04.02.2019
 6. G.O.(Ms) No:16, Municipal Administration and Water Supp Department date:30.01.2020.

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7. DTCP, Chennai Circular Roc No:19992/2011 (1)-Special cell, Date:31.05.2018.
 8. Technical Clearance No:282/2018 Vide Director of Town and Country Planning, Proceedings ROC No:18333/2017/CP, Date:16.11.2018.
 9. The Executive Engineer, Thiruporur Town Panchayat, Letter ROC No.551/2018, Dated.27.05.2019.

This is to Certify that **Mr.A.Vinod Kumar Reddy**, have constructed Residential use Building Block-1 Stilt + 4 floors and 5 Commercial Shops in, Site Extent 11679.81 sq.m, S.No: 172/9, 173/3, 4, 5B, 6, 182/1B1, 1B2Apt, 1B2Bpt, 184/5B, 185/1B, 2, 3pt, 4pt and 186/1 in Kalavakkam Village, Thiruporur Taluk and Town Panchayat, Chengalpattu District - as per Member Secretary, Mamallapuram Local Planning Authority, Planning Permission Proceeding order in Roc No: 178/2017/MLPA,Dated:22.02.2019 Planning Permission No: 13/2019

It was inspected and observed that Residential use building Block-1 have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

2.Accordingly, Completion Certificate is issued for the following construction of the Residenital use Building Block -1 in Completion Certificate No:13/2023, Dt:29.03.2023.

Area statement :-

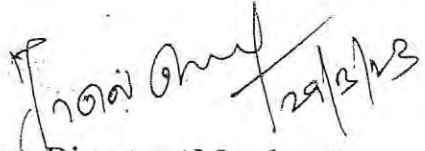
Site Extent - 11679.81 Sq.m

Floors Name	FSI Area m ²	Usage
Block - 1		
Floors - Stilt	Parking	-
Floor -01	532.02	Commercial (5 shops)
Floor -02	449.14	5 Units
Floor -03	449.14	5 Units
Floor -04	449.14	5 Units
Total	1879.44	15 Units + 5 Shops

OSR provided - 1179.096 sq.m

(2)

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.


Assistant Director / Member Secretary
Mamallapuram Local Planning Authority
District Town and Country Planning
Chengalpattu District

Copy to:-

Mr.A.V.Vinod Kumar Reddy,
No:180, Office No:14,
Luz Golden Enclave, Mylapore,
Chennai - 600 004.

B.V. Ravi
29.3.2023

From
Thiru.G.Raghul Kumar,
Assistant Director/Member Secretary,
District Town and Country Planning,
124, G.S.T. Road,
Municipality Shaping Complex,
Chengalpattu District - 1,
E.mail:ddcgldistrict@gmail.com

To
1. The Executive Engineer
TNEB, Thiruporur,
Chengalpattu District
2. The Executive Officer,
Thiruporur Town Panchyat,
Kalavakkam Village,
Chengalpattu District

ROC. No:4096/2022 MLPA (C.D-5)

Date: 03.03.2023.

Sir,

Sub: Partial Completion Certificate - District of Town and Country Planning, Chengalpattu District, Mamallapuram Local Planning Authority, Chengalpattu District - Thiruporur Taluk and Town Panchayat, Kalavakkam Village, S.No: 172/9, 173/3, 4, 5B, 6, 182/1B1, 1B2Apt, 1B2Bpt, 184/5B, 185/1B, 2, 3pt, 4pt and 186/1 - Planning Permission issued for proposed residential Buildings Block 1 to 7 & Block LIG with total FSI area 17457.24 sqm of 223 dwelling unit + 5 shop + 1 Gym in Site Extent 11679.81 sq.m - Partial Completion Certificate issuing for Block 2 building - Reg.

Ref: 1. Completion Certificate application received from Mr.A.Vinod Kumar Reddy, letter Dated:05.12.2022.
2. Planning Permission No:13/2019 Vide Member Secretary, Mamallapuram Local Planning Authority Proceedings. ROC No:178/2017/MLPA,Dated:22.02.2019.
3. CCC Charges Rs.7,83,000/- remitted from applicant on 09.01.2019, I & A Charges Rs.65,47,000/- remitted from applicant on 10.01.2019.
4. G.O.(Ms) No:53 Housing and Urban Development [UD4(3 Department Dt: 16.04.2018.
5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department dt: 04.02.2019
6. G.O.(Ms) No:16, Municipal Administration and Water Supp. Department date:30.01.2020.

- 23
7. DTCP, Chennai Circular Roc No:19992/2011 (1)-Special cell, Date:31.05.2018.
 8. Technical Clearence NO:282/2018 Vide Director of Town and Country Planning, Proceedings ROC No:18333/2017/CP, Date:16.11.2018.
 9. The Executive Engineer, Thiruporur Town Panchayat, Letter ROC No.551/2018, Dated.27.05.2019.

This is to Certify that Mr.A.Vinod Kumar Reddy, have constructed Residential use Building Block-2 Stilt + 4 floors in, Site Extent 11679.81 sq.m, S.No: 172/9, 173/3, 4, 5B, 6, 182/1B1, 1B2Apt, 1B2Bpt, 184/5B, 185/1B, 2, 3pt, 4pt and 186/1 in Kalavakkam Village, Thiruporur Taluk and Town Panchayat, Chengalpattu District - as per Member Secretary, Mamallapuram Local Planning Authority, Planning Permission Proceeding order in ROC No: 178/2017/MLPA, Dated:22.02.2019. Planning Permission No: 13/2019

It was inspected and observed that Residential use building Block 2 have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

2. Accordingly, Completion Certificate is issued for the following construction of the Residenital use Building Block 2 in Completion Certificate No:10/2023, Dt: 03.03.2023.

Area statement :-

Site Extent - 11679.81 Sq.m

Floors Name	FSI Area m ²	Usage
Block - 2		
Floors - Stilt	Parking	-
Floor -01	345.17	4 Units
Floor -02	345.17	4 Units
Floor -03	345.17	4 Units
Floor -04	345.17	4 Units
Total	1380.68	16 Units

OSR provided - 1179.096 sq.m

(25)

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo-Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

[Signature]
Assistant Director / Member Secretary
Mamallapuram Local Planning Authority
District Town and Country Planning
Chengalpattu District

Copy to:-

Mr.A.V.Vinod Kumar Reddy,
No:180, Office No:14,
Luz Golden Enclave, Mylapore,
Chennai - 600 004.

[Signature]
03.03.2023

AI

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 22/09/2023

To ,

M/S Vishram Infrastructure Pvt Ltd.,
Office No.14, Luz Golden Enclave,
No.180, Luz Church Road, Mylapore
Chennai - 600 004.

Subject:

Certificate of Completion of Construction Work of VISHRAM'S NEST Building/ I & II Block of TNRERA Registration Number 8649/2022 situated on the Plot bearing Survey no./Plot no./Door No.172/9 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South to the East to the West of Division Kalavakkam Village Thiruporur Tk Chengalpattu District PIN- 603 110 measuring 14063 sq.mts. Area being developed by (M/S Vishram Infrastructure Pvt Ltd.)

Sir,

I/W have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of VISHRAM'S NEST Building/Block/Tower I and II of the Building situated on the Vishram' Nest

Survey no.172/9/ Door no of Division Kalavakkam Village thiruporur Taluk Chengal pattu District PIN - 603110 measuring 14063sq.mts. area being developed by (M/S Vishram Infrastructure Pvt Ltd.

AS

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

- (i) M/s/Thiru Venkatakrishnan as Architect/Engineer
- (ii) M/s/Thiru. C.Arul as Structural Consultant
- (iii) M/s/Thiru T.J Engineer as MEP Consultant
- (iv) M/s/Thiru T.R.Balaji. as Site Supervisor/Clerk of Works

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 Vishram's Nest Building/ I and II Block of the Building has been completed in all aspects. The Vishram's Nest Building/ Block of the Building is granted Completion Certificate bearing number 4096 dated 2023 by DTCP .

Yours Faithfully,



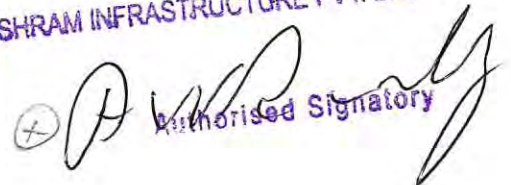
Signature & Name

(BALAJI T.R) of L.S/Architect with

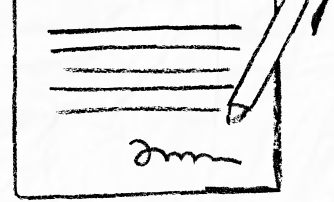
(License No. T.R. BALAJI.....)

Licensed Surveyor, No.3058, Class-II
Corporation of Chennai
No.86, Cheran Street, Prakash Nagar,
Ambattur, Chennai - 600 053.
Phone : 9789003072.
E-mail: saiconsultants2014@gmail.com

For VISHRAM INFRASTRUCTURE PVT. LTD



Authorized Signatory



our services doesn't just end there



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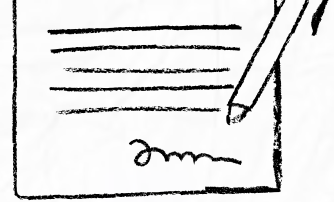
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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