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	:	**LANCOR HOLDINGS LIMITED**
Project Name	:	**TCP ALTURA – Blocks A&B Blocks**
Project Registration No	:	**TN/01/Building/0208/2019 dated 19th November 2019**
Quarter Ending	:	**31st December 2019**

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)	149	9,070.23
2.	Parking Lots	147	
3.	UDS Registered in Sq.m.	144	4,785.06

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A & B	100% Completed
		Common Podium	Partial completed
2.	Status of common Amenities for each Block/Tower, Item wise		
	Blocks A&B	LIFT	Completed
		UG Sump/WTP	Completed
		STP	Completed
		Electricity	Completed
		Generator	Completed

For LANCOR HOLDINGS LIMITED

MALLIKA RAVI
MANAGING DIRECTOR

Sl.No.	Description	Percentage
1.	Percentage of Completion - Blocks A&B	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**3,471.24**

C. Details of Clearances

1. Completion Certificate No. EC/S-II/12606/2019 (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"

For LANCOR HOLDINGS LIMITED

Mallika Ravi

MALLIKA RAVI
MANAGING DIRECTOR

01.04.2020

FORM – 4
ARCHITECT 'S CERTIFICATE

To

M/s.Lancor Holdings Limited
New No.58, Old No.104, G N Chetty Road
T Nagar, Chennai – 600 017

Subject: Certificate of Completion of Construction Work of Building/ Block of the Building of the Project (TNRERA Registration Number – **TN/01/ Building /0208/2019 dated 19th November 2019 (A&B Blocks)**) situated **Multi-storied Residential Apartment building at "TCP Altura" - Model School Road, Sholinganallur, Chennai – 600 119, Comprised in 495/1A, 495/1B, 495/2A, 495/2B, 496/5A, 496/6A1, 496/6A2, 496/6A3A, 496/7A1, 496/7A2A2, 496/7A2B, 496/7B1A, 496/7B1B, 496/8A2 and 496/11, Sholinganallur Village, SholinganallurTaluk, Kancheepuram District, Tamil Nadu.** being developed by M/s.Lancor Holdings Limited.

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of **Multi-storied Residential Apartment building at "TCP Altura" - (A&B Blocks) – Model School Road, Sholinganallur, Chennai – 600 119, Comprised in 495/1A, 495/1B, 495/2A, 495/2B, 496/5A, 496/6A1, 496/6A2, 496/6A3A, 496/7A1, 496/7A2A2, 496/7A2B, 496/7B1A, 496/7B1B, 496/8A2 and 496/11, Sholinganallur Village, SholinganallurTaluk, Kancheepuram District, Tamil Nadu -** being developed by **M/s.Lancor Holdings Limted**

2. Following technical professionals are appointed by Owner/Promoter:

(i) **Mr.A.VENKATAKRISHNAN** as Architect/Engineer
(ii) **Mrs.SANGEETA** as Structural Consultant
(iii) **Mr.V.DURAIRAJ** as MEP Consultant
(iv) **Mr.KANDASAMY** 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 **Multi-storied Residential Apartment building at "TCP Altura" - (A&B Blocks) – Model School Road, Sholinganallur, Chennai – 600 119, Comprised in 495/1A, 495/1B, 495/2A, 495/2B, 496/5A, 496/6A1, 496/6A2, 496/6A3A, 496/7A1, 496/7A2A2, 496/7A2B, 496/7B1A, 496/7B1B, 496/8A2 and 496/11, Sholinganallur Village, SholinganallurTaluk, Kancheepuram District, Tamil Nadu** has been completed in all aspects. The A& B Blocks of the Building is granted Completion Certificate from CMDA vide CC No.EC/South-II/236/2019 dated 9th September 2019.

Yours faithfully,

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
AUTHORISED SIGNATORY
NO.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T/ +91 44 2457 2457

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

BY RPAD

1ST PARTIAL 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 Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002

Letter No.EC/S-II/12606/2019 **Dated: 09 -09-2019**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Combined Stilt Floor for Block A B, 1st Floor (Podium Level) to 7th Floor with 153 Dwelling Units at Model School Road, Sholinganallur, Chennai – 600119 comprised in Survey No. 495/1A, 1B, 2A & 2B, 496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village, Chennai within Greater Chennai Corporation limit – 1st Partial Completion Certificate – Issued – Reg.

Ref: 1) CMDA Planning Permission No. C/PP/MSB/31(A to G)/2019, Permit No.11972 in letter No.C3(S)/14707/2017 dated 15.07.2019
2) EIA Compliance Report issued in Letter No. F.No.EP/12.1/2016 - 2017/SE/AA/26/TN/0459 dated 02.03.2019.
3) Compliance Certificate issued by DF&RS in letter No. D.Dis.No. 2366/C1/2019 CC No.21/2019 dated 25.04.2019
4) NOC from Police (Traffic) in letter No. Re. No. Tr/License/344/9254/2019, dated 17.06.2019
5) 1st Partial Completion Certificate Application from M/s. Lancor Holdings Ltd. Rep. by its Chief Executive Officer Tmt. Mallika dated 26.07.2019
6) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013846, dated 04.09.2019.

*****

This is to certify that M/s. Lancor Holdings Ltd, Rep. by its Chief Executive Officer Tmt. Mallika have constructed Combined Stilt Floor for Block A B, 1st Floor (Podium Level) to 7th Floor with 153 Dwelling Units at Model School Road, Sholinganallur, Chennai – 600119 comprised in Survey No. 495/1A, 1B, 2A, 2B, 496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village, Chennai within Greater Chennai Corporation limit sanctioned vide Planning Permission No. C/PP/MSB/31(A to G)/2019, Permit No.11972 in letter No.C3(S)/14707/2017 dated 15.07.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 1st Partial Completion Certificate approved by the Monitoring Committee.

2. Accordingly 1st Partial Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/236/2019 dated 09-09-2019.**

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,

09/9/19

for MEMBER-SECRETARY

9/9/19

Copy to:

1. M/s. Lancor Holdings Ltd,
   Rep. by its Chief Executive Officer Tmt. Mallika,
   Plot No.58 (Old No.104), VTN Square, 2nd Floor, G.N. Chetty Road,
   T. Nagar, Chennai – 600 017

2. The Chairperson, TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai – 600 008

3. The Deputy Financial Analyst
   Finance Division, CMDA (1st Partial Completion Certificate only issued)

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage)

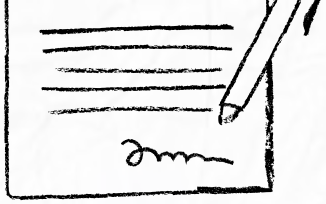
TCP ALTURA - A & B BLOCKS





Mallika Ravi

MALLIKA RAVI
MANAGING DIRECTOR



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

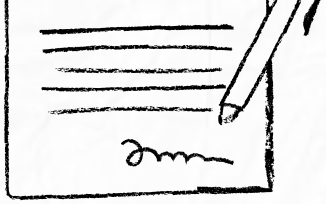
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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