



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	:	M/s. Sreshta Leisure Pvt Ltd.,
Project Name	:	Sreshta Tripura
Project Registration No	:	TN/29/BUILDING/007/2019
Quarter Ending	:	30.09.2021

A. Sales

No	Description	No	Total Area (Sqft)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)		NIL
2.	Parking Lots		NIL
3.	UDS Registered in Sq.m.		NIL

B. Construction

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

C. Details of Clearances

1. Completion Certificate **CMDA/CC/NHRB/S/0228/2021**
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – **Not Applicable**

D. Latest Photo with Date (Atleast from 2 angles) – attached

Note: Report the above particulars under "Registered Projects" in www.tnrera.in

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 11/10/2021

To
M/s. Sreehta Leisure Pvt Ltd
(Name & Address of Promoter)
No. 5, L2 Avenue, Mylapore - 600004

Subject: Certificate of Completion of Construction Work of Residential Building/ Block of the Building of the Project (TNRERA Registration Number TM/29/Bulky/001/2019) situated on the Plot bearing Survey no./Plot no./Door No. 6/2 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 Alwarpet Village Mykara Taluk Chennai District PIN 600018 measuring 812 sq.mts. area being developed by (Promoter's Name) Sreehta

Sir, Leisure Pvt Ltd.

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Building/Block/Tower of the Building situated on the plot No./Survey no./ Door no. 6/2 of Division 72-B Block Mykara Village Mykara Taluk Chennai District 600018 measuring 812 sq.mts. area being developed by (Promoter's Name)

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

- (i) M/s/Thiru/Tmt. E-VIDHYA as Architect/Engineer
- (ii) M/s/Thiru/Tmt. S. PADMANABHAN as Structural Consultant
- (iii) M/s/Thiru/Tmt. as MEP Consultant
- (iv) M/s/Thiru/Tmt. KALAVANI 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 Building/Block of the Building has been completed in all aspects. The Building/ Block of the Building is granted Completion Certificate bearing number dated by (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No. CA/2013/61207)

Kalyan E
E.VIDHYA, B.ARCH
Licensed Surveyor
Council of Architecture
Regn.No. CA/2013/61207
No.8A, Mahakavi Bharathiyar Salai,
Ram Nagar, Urupakkam,
Chennai- 600 211
Cell : 9952966195



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, 75, Santhome High Road,
MRC Nagar, Chennai 600 028

Letter No. CMDA/CC/NHRB/S/0228/2021

Dated: 03.09-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 floors residential building with 4 Dwelling Units at Plot No.9 & 9A, Door No.6/2, Seethammal Colony 1st Cross Street, Seethammal Colony, Alwarpet, Chennai 600 018 comprised in T.S. No.3766/8 & 3767/5, Block No.74 of Mylapore village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/Spl.Bldg./219/2018 Permit No.12228 in letter No. B2/10314/2018 dated 26.09.2018
 - 2) Completion Certificate Application from M/s. Sreeshta Leisure Pvt. Ltd. dated 11.08.2021.
 - 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019890 dated 02.09.2021

This is to certify that M/s. Sreeshta Leisure Pvt. Ltd., have constructed Stilt Floor + 4 floors residential building with 4 Dwelling Units at Plot No.9 & 9A, Door No.6/2, Seethammal Colony 1st Cross Street, Seethammal Colony, Alwarpet, Chennai 600 018 comprised in T.S. No.3766/8 & 3767/5, Block No.74 of Mylapore village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg./219/2018 Permit No.12228 in letter No. B2/10314/2018 dated 26.09.2018. 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.

CMDA/CC/NHRB/S/0228/2021

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 244 /2021 dated 03-09-2021.

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. Sreshta Leisure Pvt. Ltd.
No.8/57, Luz Avenue
Mylapore
Chennai 600 004
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008
(TNRERA project certificate No.TN/29/
Building/007/2019 dated 09.01.2019 in file
No.TNRERA/0101/2019, valid till November 2020,
Extension vide Lr. No.TNRERA/3771/2021 dated
11.8.2021, valid till 30.09.2021)
(For refund of Security Deposit for Building and Display
Board)
3. The Deputy Financial Analyst,
Finance Division, CMDA
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

- 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.





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