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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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Promoter's Name	:	CLS PROPERTIES
Project Name	:	SERENE
Project Registration No	:	TN/02/BUILDING/0072/2019 DT: 08/05/2019
Quarter Ending	:	(March / June / September / December) Year 2020

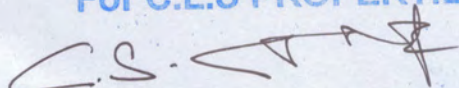
A. Sales

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)	3BHK – 6 NOS	1326.44 Sq. Mt.
2.	Parking Lots	6 Lots	52.98 Sq. Mt
3.	UDS Registered in Sq.m.	5 Nos	567.49 Sq. Mt.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	4A 4B 4C 4D 5A 5B 5C 5D	COMPLETED COMPLETED COMPLETED COMPLETED COMPLETED COMPLETED COMPLETED COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise		NO COMMON AMENITIES

For C.L.S PROPERTIES


Partner

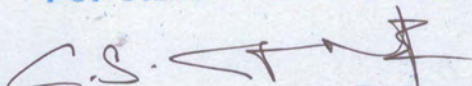
Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	4A – 100% 4B – 100% 4C – 100% 4D – 100% 4E – 100% 5A – 100% 5B – 100% 5C – 100% 5D – 100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	240.19 Lakhs

C. Details of Clearances

1. Completion Certificate No. ---- Attached
2. Annual Audit Report of Special Account in Form 7 ----- Attached

D. Latest Photo with Date (Atleast from 2 angles) ----- Attached

For C.L.S PROPERTIES


Partner







FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 22/01/2021

To

CLS PROPERTIES

89, Thirupathi Nagar Main Road
Thirupathi Nagar
Valasaravakkam, Chennai - 600087

Subject: Certificate of Completion of Construction Work of Residential Building of the Project (TNRERA Registration Number TN/02/BUILDING/0072/2019) situated on the Plot bearing no.. 4 Ground Floor + First Floor with 4 dwelling units & Plot bearing No. 5, Ground Floor + First Floor with 4 dwelling units comprised in S.No. 19/4, 20/1A1 & 20/1A2 of Door 4/250, demarcated by its boundaries (latitude and longitude of the end points) 40.755 M to the North 51.406 to the South 81.972 to the East 80.29 to the West of Goparasanallur Village, Poonamallee Taluk, Thiruvallur District, 600056 measuring 2917 sq.mts area being developed by CLS Properties

Sir,

G. RAGAVENDRA KUMARAN

I/We _____ have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building of the Project situated on the Plot No.. 4 Ground Floor + First Floor with 4 dwelling units & Plot No.5 Ground Floor + First Floor with 4 dwelling units comprised in Survey no. 19/4, 20/1A1 & 20/1A2 of Door no 4/250, Goparasanallur Village, Poonamallee Taluk, Thiruvallur, District PIN 600056 measuring sq.mts. 2917 area being developed by CLS Properties

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

- (i) G.RAGAVENDRAKUMARAN as Architect/Engineer
- (ii) Thiru. C.Kannan as Structural Consultant

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 Residential Building has been completed in all aspects.

Yours Faithfully,



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

G.RAGAVENDRAKUMARAN

COA No: (CA / 2007 / 39295)



our services doesn't just end there



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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

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