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Project - Quarterly Progress Report

Promoter's Name	:	Sreshta Sumanth Builder Pvt Ltd.,
Project Name	:	Sreshta Greenways Road (Bhagyam)
Project Registration No	:	TN/29/BUILDING/0146/2020
Quarter Ending	:	30 th June 2023

A. Sales

Sl. No.	Description	No.	Total Area (Sq.ft)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1A, 3A,3B,4A 5A&5B	9809 Sq ft
2.	Parking Lots		
3.	UDS Registered in Sq. Ft.	1A, 3A,3B & 4A	3996 sq.Ft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		Building completed Completion Certificate Obtained final Touch Up & Common Area is in is process
2.	Status of common Amenities for each Block/Tower, Item wise		NA

Sl.No	Decription	Percen
1.	Percentage of Completion	
	xvii) Physical	95%
	xviii) Financial (Enter Anticipated Project Cost in Lakhs)	10 Laks

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/S/307/2022 dt 12.10.2022**
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



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary	1) The Chairman, TANGEDCO,
Chennai Metropolitan	Anna Salai, Chennai-600 002.
Development Authority	2) The Managing Director, CMWSSB,
"Thalamuthu-Natarajan Building"	No.75, Santhome High Road
No.1, Gandhi-Irwin Road,	MRC Nagar, R.A.Puram,
Egmore, Chennai-600 008	Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/307/2022

Dated:12.10.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing with Premium FSI at Plot No.23B & 24, Old Door No.4/1, New Door No.9/1, Greenways Road, Extension, R.K.Nagar, Chennai – 600 028 in R.S.No.4260/5, Block No.92 of Mylapore Village within the Limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
 2. CMDA Planning Permission No. B/NHRB/483/2019 Planning Permit No.13066 in letter No. PP/NHRB/S(B1)/0987/2019 dated 30.12.2019.
 3. Completion Certificate Application received from M/s.Sreshta Sumanth Builders Pvt. Ltd., on 16.08.2022.
 4. This office D.C. Letter even No dated 06.09.2022.
 5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022119, dt.12.09.2022.

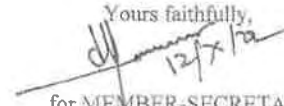
This is to certify that M/s.Sreshta Sumanth Builders Pvt. Ltd., represented by its partner Tmt. Lavanya Subramanian GPA for Thiru.S.Venkataramana has completed the construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing with Premium FSI at Plot No.23B & 24, Old Door No.4/1, New Door No.9/1, Greenways Road, Extension, R.K.Nagar, Chennai – 600 028 in R.S.No.4260/5, Block No.92 of Mylapore Village within the Limit of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 2nd 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 & TNCD BR 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 330 /2022 dated 12.10.2022.

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.

4. Further, the Completion Certificate is issued subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in serial No.11th reference)

Yours faithfully,

for MEMBER-SECRETARY
12/10/2022

Copy to:

1. ✓ M/s.Sreshta Sumanth Builders Pvt. Ltd.,
represented by its partner Tmt. Lavanya
Subramanian GPA for Thiru.S.Venkataramana
No.8(57), Luz Avenue,
Mylapore,
Chennai – 600 004.

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

(TNRERA Registration
No.TN/29/Building/0146/2020 in letter
No.TNRERA/1846/2020 dt
13.03.2020)

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. B0015058 dated 02.12.2019 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.



2 of 5





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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.



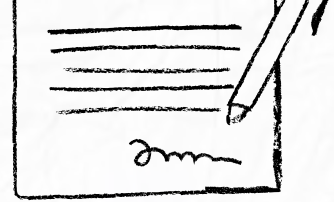
NRI & Investment Services

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

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hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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