



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. Samprathy Developers LLP
Project Name	:	"APRITA"
Project Registration No	:	TN/29/Building/0050/2020, dated: 13.02.2020
Quarter Ending	:	UPTO AUGUST 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	A1,B1,C1,D1,E1,F1 A2,B2,C2,D2, E2,F2 A3,B3,C3,D3	1379.34 SQ.M
2.	Parking Lots	16	One Tandem Car Park for each Apt.
3.	UDS Registered in Sq.m.	C1,D1,B2,C2,F2,C3,D3 (7 Nos)	402.85 sq.m

B. Construction

SNO	Description of Work	Stage of Construction as on August 2022
1	Stage of construction of each Block/Tower, Floor wise	1) EXTERNAL PAINTING WORK COMPLETED 2) INTERNAL PAINTING WORK COMPLETED 3) DRIVEWAY AND CARPARKING FINISHING IS COMPLETED 4) LIFT COMMISSION WORK IS COMPLETED 5) EXTERNAL ELECTRICAL WORK COMPLETED 6) DOORS POLISHING WORK IS COMPLETED 7) SETBACK FINISHING WORK COMPLETION 8) STAIRCASE AND CORRIDOR PAINTING WORK OMPLETED 9) EXTERNAL ELECTRICAL AND PLUMBING WORK COMPLETED 10) STILT FLOOR PAINING WORK IS COMPLETED 11) CORRIDOR AND LOBBY GRANITE WORKS ARE COMPLETED IN ALL THE FLOORS

		12) LIFT CLADDING WORK IS COMPLETED
		13) GRILL WORK IS COMPLETED IN ALL THE FLOORS
		14) UPVC WINDOWS ARE FIXED IN ALL THE FLATS
		15) BALCONY GRILL AND GLASS WORKS ARE COMPLETED
		16) CARPARKING TILING WORK IS COMPLETED
		17) ENTRANCE COMPOUND WALL WORK COMPLETED
		Expected Completion date - 18.12.2024

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	23,23,434/-

C. Details of Clearances

C. Details of Clearances

1. Completion Certificate No... **As attached**
2. Compliance Report if any (kindly specify) - **Not applicable**
3. Original Annual Audit Report of Special Account in Form 7 - **As attached**

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

Note: Mail the above particulars to “reg.tnrera@tn.gov.in”



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/387/2021

Dated: 28.03.2022

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt floor + 2 Floors + 3rd floor (part) with 16 dwelling units Residential building at plot No. 8 & 9, Old door No.4/984, New Door No.8 & 9, Gandhi Street, Nehru Nagar, Kottivakkam comprised in S.No.279/4 (part), New S.No.279/7 (as per patta) of Kottivakkam Village within Greater Chennai Corporation Limit – Completion Certificate – Issued & Reg.

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/468 A & B /2019 Permit No.13051 in letter No. PP/SB/S(B2)/0567 /2019 dated 19.12.2019
3. Completion Certificate Application received from M/s. Samprathy Developers LLP Rep by Thiru. A. Arivalagan GPA for S.Subramanian, S.Venkataraman & S.Ganesh, dated 22.12.2021.
4. This office DC letter even No dated 03.03.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021062 dated 07.03.2022.

This is to certify that M/s. Samprathy Developers LLP Rep by Thiru. A. Arivalagan GPA for S.Subramanian, S.Venkataraman & S.Ganesh,, has completed the construction of Stilt floor + 2 Floors + 3rd floor (part) with 16 dwelling units Residential building at plot No. 8 & 9, Old door No.4/984, New Door No.8 & 9, Gandhi Street, Nehru Nagar, Kottivakkam comprised in S.No.279/4 (part), New S.No.279/7 (as per patta) of Kottivakkam Village within Greater Chennai Corporation Limit 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 & TNCDBR 2019.

pto.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/081/2022 dated 28.03.2022.

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 issued is 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. 7th reference)

Yours faithfully,



for MEMBER-SECRETARY

28/3/2022

Copy to:

1. M/s. Samprathy Developers LLP
Rep by Thiru. A. Arivalagan
GPA for S.Subramanian, S.Venkataraman &
S.Ganesh,
No.19(old No.11), B-Block,
2nd Avenue, Anna Nagar East,
Chennai – 600 102.

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

3. The Deputy Financial Analyst,
Finance Division, CMDA

(TN/29/ Building / 0050/2020 dated
13.02.2020 in letter No.
TNRERA/0199/2020 valid up to
18.12.2024)

(For refund of Security Deposit for
Building , Display Board and Septic
Tank)

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

Note:

- i) The Original Cash Receipt No.B0014204 dated 27.09.2019 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.

FORM-4 ARCHITECT 'S CERTIFICATE

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

Date: 18.04.2022

To

**M/s. SAMPRATHY DEVELOPERS LLP
As Power Agent
Newry Grandeur, No. 19, (Old No: 11),
B Block, 2nd Avenue, Anna Nagar East,
Chennai – 600 102.**

Subject: Certificate of Completion of Construction Work of Residential Building / SINGLE Block of the Building of the Project (TNRERA Registration Number: TN/29/Building/0050/2020 dated 13.02.2020) situated on the Plot comprised in Survey No. 279/4 (part), then S.No.279/4A1A present sub-divided and assigned New No. 279/7 (as per Patta No : 18053), Kottivakkam village, (formerly Tambaram Taluk), presently Shollinganallur Taluk, Kancheepuram District, situated at Old Door No.4/984, New Door Nos. 8 & 9, Nehru Nagar, Kottivakkam, Chennai 600 041 demarcated by its boundaries (latitude and longitude of the end points) North by: 24 Feet Road,, South by: Property in Survey No. 279/5, East by: Plot No.10, West by : Plot No.7 and situated within the Sub-Registration District of Adyar and Registration District of Chennai-South. measuring thereabouts (i.e.9932 sq.ft), **corresponding to 4 Grounds and 332 Sq.ft. area being developed by (Promoter's Name) SAMPRATHY DEVELOPERS LLP.**

Sir,

I/We SUNIL THOMAS PHILIP, ARCHITECT have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the Residential Building Plot comprised in Survey No. 279/4 (part), then S.No.279/4A1A present sub-divided and assigned New No. 279/7 (as per Patta No : 18053), Kottivakkam village, (formerly Tambaram Taluk), presently Shollinganallur Taluk, Kancheepuram District, situated at Old Door No.4/984, New Door Nos. 8 & 9, Nehru Nagar, Kottivakkam, Chennai - 600 041 measuring 9932 sq.ft), **area being developed by (SAMPRATHY DEVELOPERS LLP)**

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

- (i) M/s/Thiru/Tmt. SUNIL THOMAS PHILIP as Architect/Engineer**
- (ii) M/s/Thiru/Tmt.DR. ALEX JECOB as Structural Consultant**
- (iii) M/s/Thiru/Tmt.K. SIVA PRAKASH - Plumbing Consultant as MEP Consultant**
- (iv) M/s/Thiru/Tmt. NEELAKANDAN 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 Residential Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number EC/SOUTH-I/081/2022 dated 28.03.2022 by Chennai Metropolitan Development Authority (Competent Authority).

Yours Faithfully,

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

**SUNIL THOMAS PHILIP (Architect)
3A, Riviera Park,
No. 11, 4th Main Road Extn.,
Kottur Gardens, Kotturpuram,
Chennai - 600 085.
Phone: +91-44-24472328
COA Reg.No: CA/2001/28446
CMDA Reg.No: RA/Gr.I/19/06/261**







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