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Project - Progress Report

Promoter's Name	:	TRAVENTURE HOMES PVT LIMITED
Project Name	:	SAMIHA
Project Registration No	:	TN/29/Building/0112/2021/DT.12.04.2021
Quarter Ending	:	

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)	15	1311.60 sq.mt
2.	Parking Lots	9	
3.	UDS Registered in Sq.m.	445.93	445.93 sq.mt

B. Construction

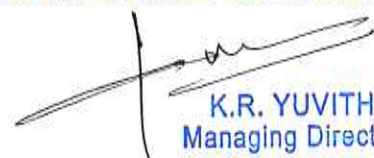
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	NIL	Work Completed
2.	Status of common Amenities for each Block/Tower, Item wise	NIL	Work Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical - One Block	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	430.56

C. Details of Clearances

1. Completion Certificate No. ----- (only 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)

For TRAVENTURE HOMES PRIVATE LIMITED


K.R. YUVITH
Managing Director

D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format)

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

SAMIHA



For TRAVENTURE HOMES PRIVATE LIMITED


K.R. YUVITH
Managing Director



For TRAVENTURE HOMES PRIVATE LIMITED


K.R. YUVITH
Managing Director

01.02.2023

FORM – 4
ARCHITECT'S CERTIFICATE

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

To

Traventurehomes Pvt Ltd

No.18/35, School Street, Koyambedu,

Chennai – 600 107.

Subject : Certificate of completion of Construction work of Residential building (TNRERA Registration Number TN/29/Building/0112/2021/DT.12.04.2021) Building called SAMIHA, Stilt + 5 floors with 15 dwelling units of Residential Building with availing premium FSI at Plot No.1299, Ram Nagar 17th Main Road, Madipakkam Chennai – 600 091 in S.No.125/3A & 125/3B of Madipakkam Village Sholinganallur Taluk, Chennai District. Measuring 445.931 Sq.mts area being developed by Traventurehomes Pvt Ltd.

Sir,

We have undertaken assignment as Architect/Engineering of certifying completion of construction work of Residential Building Plot No.1299, Ram Nagar 17th Main Road, Madipakkam Chennai – 600 091 in S.No.125/3A & 125/3B of Madipakkam Village Sholinganallur Taluk, Chennai District. Measuring 445.931 Sq.mts area being developed by Traventurehomes Pvt Ltd.

Following Technical Professionals are appointed by Owner/Promoter (as applicable)

- (i) M/s/Thiru/Tmt. **ENIYAVAN.S.R** as Architect/Engineer.
- (ii) M/s/Thiru/Tmt.**N.ANAND** as Structural consultant.
- (iii) M/s/Thiru/Tmt.**N.ANAND** as MEP consultant.
- (iv) M/s/Thiru/Tmt.**M.ANANTHA KUMAR** as Site Supervisor/Clerk of works.

Based on completion Certificate received from structural Engineer and site Supervisor and to the best of my/our knowledge, I/we hereby certify that SAMIHA residential Building has been completed in all aspects. The Residential Building granted completion Certificate bearing Number C. C.No.E C/South-II/ 385 12022 dated 01.12.2022.





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,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0410/2022

Dated: 01.12.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt floor + 5 Floors with 15 dwelling units of Residential building with availing Premium FSI at Plot No.1299, Ram Nagar, 17th Main Road, Madipakkam, Chennai - 91 in S.No.125/3A & 125/3B of Madipakkam Village within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 2. CMDA's Planning Permission No.B/NHRB/132/2020 dated 30.05.2020 in Planning Permit No.13501 in Letter No.PP/NHRB/S(B2)/0900/2019 dated 30.05.2020.
 3. Government Letter No.3070369/UD5(1)/2022-2, dated 25.10.2022 from Principal Secretary to Government, H & UD Department, Secretariat, Chennai – 600 009.
 4. Completion Certificate Application received from Tvl.S.Sambathu and G.Padmaja on 05.11.2022.
 5. This office D.C.Letter even No. dated 25.11.2022.
 6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022499 dated 28.11.2022.

This is to certify that Tvl.S.Sambathu and G.Padmaja has Completed the construction of Stilt floor + 5 Floors with 15 dwelling units of Residential building with availing Premium FSI at Plot No.1299, Ram Nagar, 17th Main Road, Madipakkam, Chennai - 91 in S.No.125/3A & 125/3B of Madipakkam Village within the Limits of Greater Chennai Corporation vide CMDA Planning Permission 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.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 385 /2022 dated 01.12.2022.

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 1th cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Tvl.S.Sambathu and G.Padmaja,
Door No.18/35, Plot No.35,
School Street,
Koyambedu,
Chennai - 600 107.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008. (TNRERA Project registration
TN/29/Building/0112/2021, dt.12.04.2021
in file No.TNRERA/718/2021)
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 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.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
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.



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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

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

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