



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](mailto:hello@verified.realestate)

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



### Project - Quarterly Progress Report

|                         |   |                                                                                                                             |
|-------------------------|---|-----------------------------------------------------------------------------------------------------------------------------|
| Promoter's Name         | : | <b>INDIA BUILDERS (CHENNAI) LIMITED</b>                                                                                     |
| Project Name            | : | <b>"PARIJATHAM"</b><br>Block No B2, G.O.C.H colony, 13th cross street / 6th cross street,<br>Besant Nagar, Chennai-600 090. |
| Project Registration No | : | <b>TN/29/Building/0157/2021</b>                                                                                             |
| Quarter Ending          | : | <b>NOVEMBER 2022</b>                                                                                                        |

#### **A. Sales**

| Sl. No. | Description                                                                        | Cumulative No. of Units up to the Quarter | Total Area    |
|---------|------------------------------------------------------------------------------------|-------------------------------------------|---------------|
| 1.      | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | <b>2</b>                                  | <b>269.42</b> |
| 2.      | Parking Lots                                                                       | <b>3</b>                                  |               |
| 3.      | UDS Registered in Sq.m.                                                            | <b>2</b>                                  | <b>133.50</b> |

#### **B. Construction**

| Sl. No. | Description                                                | Block/Tower No.         | Status           |
|---------|------------------------------------------------------------|-------------------------|------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | <b>1 (Only 1 Block)</b> | <b>COMPLETED</b> |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | -                       | --               |

| Sl.No. | Description                               | Percentage        |
|--------|-------------------------------------------|-------------------|
| 1.     | Percentage of Completion                  |                   |
|        | i) Physical                               | <b>100%</b>       |
|        | ii) Financial (Net project cost in lakhs) | <b>3.13 Crore</b> |

#### **C. Details of Clearances**

1. Completion Certificate No – **C.C.No.EC/South-I/269/2022 Dated 26.08.2022**
2. Compliance Report, if any (Kindly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 – Enclosed

#### **D. Latest Photo with Date (Atleast from 2 angles) Enclosed**

## Site condition photos:



AA – 36, 3<sup>rd</sup> Main Road, 3<sup>rd</sup> Street, Anna Nagar, Chennai -600 040.

Phone : 26213553 (4 Lines) E-mail : [sales@indiabuilders.in](mailto:sales@indiabuilders.in) Website : [WWW.indiabuilders.in](http://WWW.indiabuilders.in)



# I.SOUNDARYA

Registered Architect: CA/2018/94077

Address: No:31/7, Ujjini street, Ayanavaram,  
Chennai-600023.

---

## FORM-4

### ARCHITECT 'S CERTIFICATE

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

Date: 23.11.2022

To

**M/s India Builders (Chennai) Limited**

AA-36, 3<sup>rd</sup> Street, 3<sup>rd</sup> Main Road,  
Anna Nagar, Chennai- 600 040.

**Subject:** Certificate of Completion of Construction Work of “**PARIJATHAM**” Residential Building (TNRERA Registration Number **TN/29/Building/0157/2021**) situated at Block No: B-2, G.O.C.H Colony, 13th Cross Street, 6th Cross Street, Besant Nagar, Chennai-600 090, comprised in Survey No.127 Part & 17 Part, T.S.No.8/9, Block No.40 of Urur Village, Velachery Taluk, Chennai District, measuring an extent of 534 sq.mts., Area being developed by **M/s India Builders (Chennai) Limited.**

Sir,

I am **Soundarya.I**, have undertaken assignment as Architect of certifying completion of Construction Work “**PARIJATHAM**” Residential building situated at Block No: B-2, G.O.C.H Colony, 13th Cross Street, 6th Cross Street, Besant Nagar, Chennai-600 090, comprised in Survey No.127 Part & 17 Part, T.S.No.8/9, Block No.40 of Urur Village, Velachery Taluk, Chennai District, measuring an extent of 534 sq.mts., area being developed by M/s India Builders (Chennai) Limited.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)
  - (i) **Ms I.Soundarya** as Architect/Engineer
  - (ii) **Thiru. S.Soundarapandian** as Structural Consultant
  - (iii) **Thiru. Chithirakkannu** as Site Supervisor.
  
2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **“PARIJATHAM”** Residential Building has been completed in all aspects. The **“PARIJATHAM”** Residential Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/272/2022 Vide C.C.No.EC/South-I/269/2022 dated 26.08.2022 by Chennai Metropolitan Development Authority.

*Yours Faithfully,*



**SOUNDARYA.I, B.Arch**

Registered Architect

Council of Architecture: CA/2018/94077

CMDA Regn. No.RE/Gr.I/19/03/122

No.31/7, Ujjini Street, Ayanavaram,

Chennai-600 023.

**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/272/2022****Dated: 26.08.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 dwelling Units at Door No.B-2/1 to 6, G.O.C.H. Colony, 13<sup>th</sup> Cross Street, 6<sup>th</sup> Cross Street, Besant Nagar, Chennai-600 090 in T.S.No.8/9, Block No.40 of Urur 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 of 2019 dated 12.04.2019.
2. CMDA Planning Permission No. B/NHRB/148/2020 in Planning Permit No.13517 in letter No. PP/NHRB/S(B1)/1155/2019 dated 09.06.2020.
3. Completion Certificate Application received from M/s. India Builders (Chennai) Limited, Represented by its Director Thiru.U.Preetham Karthik, on 18.07.2022.
4. This office D.C. Letter even No dated 03.08.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021940, dt. 10.08.2022.

\*\*\*\*\*

This is to certify that M/s. India Builders (Chennai) Limited, Represented by its Director Thiru.U.Preetham Karthik, has completed the construction of Stilt Floor + 4 Floors Residential Building with 8 dwelling Units at Door No.B-2/1 to 6, G.O.C.H. Colony, 13<sup>th</sup> Cross Street, 6<sup>th</sup> Cross Street, Besant Nagar, Chennai-600 090 in T.S.No.8/9, Block No.40 of Urur Village within the limits 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 & TNCDBR 2019.

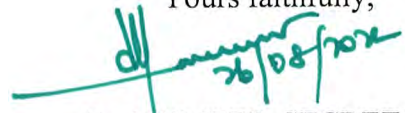
***Contd.***

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 269 /2022 dated 26.08.2022.

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 1<sup>st</sup> cited (Also indicated in the Planning Permission approval letter in serial No. 10<sup>th</sup> reference)

Yours faithfully,



for MEMBER-SECRETARY

Copy to:

1. M/s. India Builders (Chennai) Limited,  
Represented by its Director Thiru.U.Preetham  
Karthik,  
GPA for 1. Tmt.P.V.L.Mukunda (B-2/1),  
2. Thiru.M.Subramanian (B-2/2)  
3. Tmt. R.Bhuvaneshwari (B-2/3)  
4. Tmt. R.Kalpana (B-2/4)  
5. Thiru. R.Subramanian (B-2/5) and  
6. Tmt.Sukumari (B-2/6)  
No. AA-36, 3<sup>rd</sup> Main Road, 3<sup>rd</sup> Street,  
Anna Nagar, Chennai-600 040.

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

(TNRERA Registration  
No.TN/29/Building/0157/2021 in Letter  
No. TNRERA/2188/2021, dated  
04.05.2021)

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 No. B0016465, dated 03.06.2020 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](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)