Verified RealEstate™

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	:	**Ruby Builders & Promoters**
Project Name	:	**"Ruby Spectrum"**
Project Registration No	:	**TN/29/Building/0179/2021 dated 29.06.2021**
Quarter Ending	:	**June 2023**

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)	SOLD OUT	1472.95
2.	Parking Lots	16	
3.	UDS Registered in Sq.m.	14 NO'S OF REGISTERED	618.29

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	**Project completed – cc received**
2.	Status of common Amenities for each Block/Tower, Item wise	Single Block	**Project completed – cc received**

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100 %**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**8,05,45,800**

C. Details of Clearances

1. **Completion Certificate No. CMDA/CC/NHRB/S/0075/2023**
2. Compliance Report, if any: **NA**
3. Annual Audit Report of Special Account in Form 7 .**ATTACHED**

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

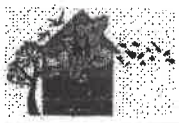
Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

For RUBY BUILDERS & PROMOTERS

G.V.Shankar

Authorised Signatory

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.1, Pumping Station Road
Chitadripet, Chennai-600 002..

Letter No. CMDA/CC/NHRB/S/0075/2023 **Dated:12.05.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 14 Dwelling Units availing Premium FSI at Plot No.352B & 354, 13th Main Road, Ram Nagar South Extension, Pallikaranai, Chennai comprised in S.No.52/3A1A2, 52/17, 52/18 of Pallikaranai 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 Planning Permission vide No.B/NHRB/392/2020, dt.21.11.2020 in Planning Permit No.13761 in letter No.PP/NHRB/S(B2)/0406/2020 dated 21.11.2020.
3. Completion Certificate Application received from M/s.Ruby Builders & Promoters, Rep by its Partner Thiru.R.Manoharan on 27.02.2023.
4. This office D.C.Letter even No. dated 05.04.2023.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.C102034 dated 10.04.2023.

*****

This is to certify M/s.Ruby Builders & Promoters, Rep by its Partner Thiru.R.Manoharan has Completed Construction of Stilt Floor + 5 Floors Residential Building with 14 Dwelling Units availing Premium FSI at Plot No.352B & 354, 13th Main Road, Ram Nagar South Extension, Pallikaranai, Chennai comprised in S.No.52/3A1A2, 52/17, 52/18 of Pallikaranai Village within the Limits of Greater Chennai Corporation 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 prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

for RUBY BUILDERS & PROMOTERS

Authorised Signatory

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 137 /2023 dated 12.05.2023.**

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.11).

Yours faithfully,

12/05/2023

for MEMBER-SECRETARY

Copy to:

1. M/s.Ruby Builders & Promoters,
   Represented by its Partner Thiru.R.Manoharan,
   Plot No.247B, Velachery Main Road,
   Selaiyur,
   Chennai-600 073.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Project Registration Certificate No.TN/29/Building/0179/ 2021, in file No.TNRERA/ 2829 /2021, dt.29.06.2021, valid till November 2025)

3. The Deputy Financial Analyst
   Finance Division, CMDA.
   (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 Proforma on Affidavit for loss of Original Cash Receipt of SD executed by the applicant Ruby Builders & Promoters, Rep by its Partner Thiru.R.Manoharan in Rs.20/- stamp paper duly notarized is furnished instead of surrendering the Original Cash Receipt for the Security Deposit for refund.

(ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

For RUBY BUILDER PROMOTERS

SITE PHOTOS



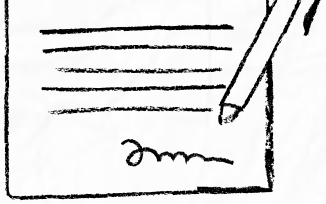
for RUBY BUILDERS & PROMOTERS

Authorised Signatory



...RUBY BUILDER : PROMOTERS

Authorised Signatory



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

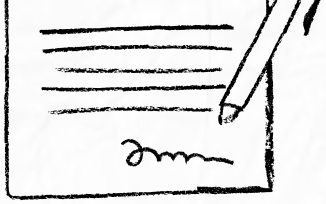
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate