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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**Alamo XS Real Private Limited**
Project Name	:	**Magnus-Virugambakkam Village,Chennai**
Project Registration No.	:	**TN/29/Building/0026/2021**
Project Registration Date	:	**29.01.2021**
Project Completion Date	:	**15.12.2023**
Quarter Ending	:	**Dec-2024**

RERA Separate Bank A/c Details

Bank Name	:	State Bank of India
Bank Branch	:	SME Branch, T.Nagar (13241)
Bank A/c No.	:	RERA A/C - 39768885243

Amount collected from the allottees and deposited in the RERA A/c	:	8,75,68,812
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	7,26,43,241
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	6	487.55
	b) UDS Registered	6	303.24

29

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	**103**	**No**	**No**
2.	201	Yes	Yes
3.	202	Yes	Yes
4.	203	Yes	Yes
5.	301	Yes	Yes
6.	302	Yes	Yes
7.	303	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Lift, DG Power Back-up	100%
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Lift, DG Power Back-up, WTP	100%
3.	Status of other Common Amenities as indicated in the Construction Agreement	N/A	N/A

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100 % Rs. 762.21 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	N/A

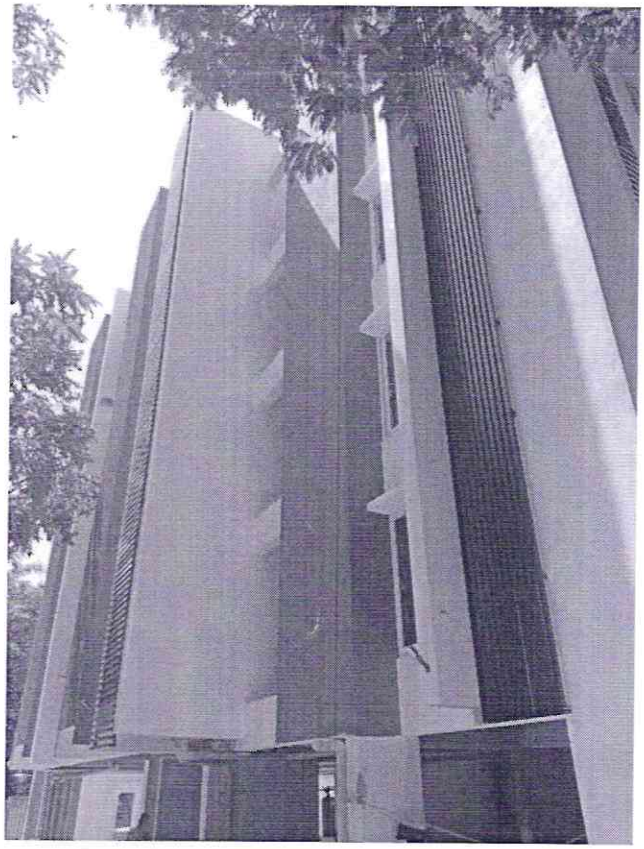
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) : Enclosed

For M/s.Alamo XS Real Pvt. Ltd.

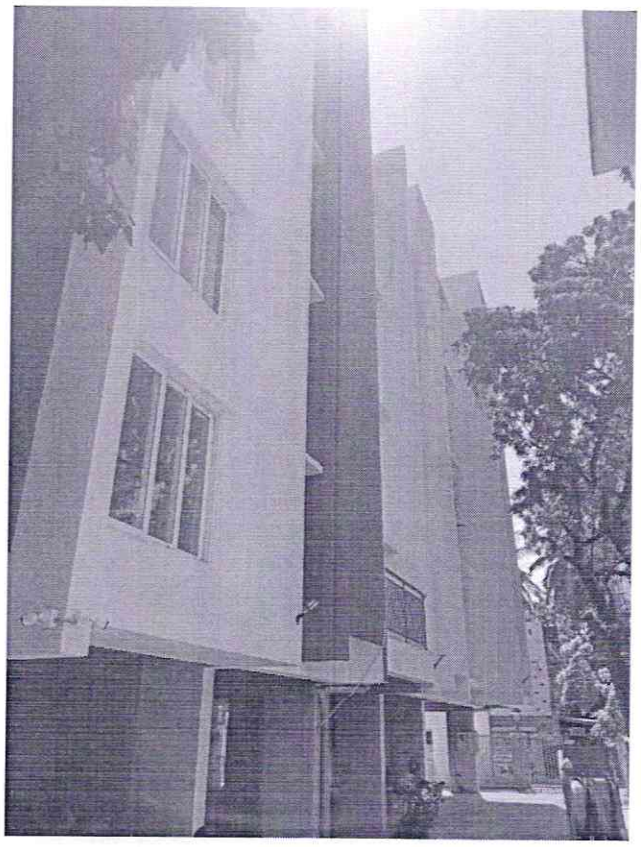
Authorised Signatory

Signed by Promoter

NORTHWEST CORNER



SOUTHWEST CORNER



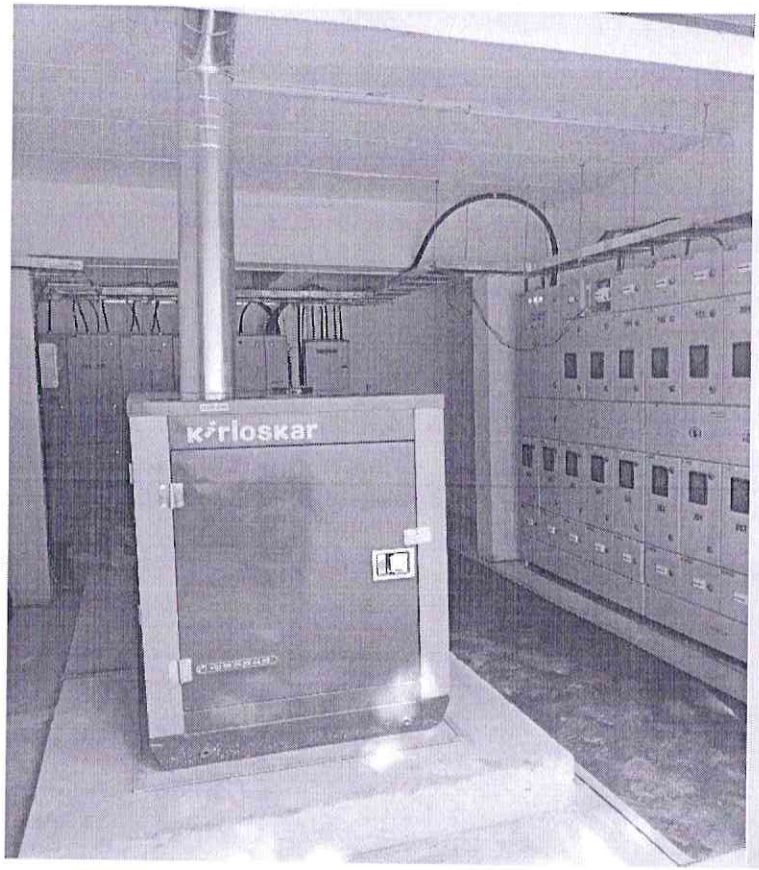
NORTHEAST CORNER



SOUTHEAST CORNER



General Amenities



Generator Arrangements



Passenger Lift

SRISHTI DESIGNERS

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 4088 TNRERA

FORM-4A
ARCHITECT'SCERTIFICATE

(To be issued on completion of each of **MAGNUS**)

Date: 26.10.2024

To:

I.Thiru.J.Venkatesh (Owner)
II.M/S.Xs Real Properties Pvt Ltd. (Promoter),
No.12,South Mada Street,
Sri Nagar Colony,Saidapet,
Chennai – 600 015.

Subject: Certificate of Completion of Construction Work of **"MAGNUS"** Building of the Project (TNRERA Registration Number **TN/29/Building/0026/2021, Dated 29.01.2021**)situated on the Plot bearing - Block No.15,1st Main Road, AlwarThirunagar Annex, Virugambakkam,Chennai 600 087, Comprised in Old Survey No.183 part,New T.S.No.18/2, demarcated by its boundaries North by- Plot belonging to Mrs.J.RajammalSouth by- Plot Nos:111 & 104, East by – 30 feet,1st Main Road, West by- Plot belonging to Mr.A.Jayaveerapandian. Situated at Virugambakkam Village, Chennai Taluk, Chennai District PIN 600 087 measuring **659.00sq.mts**.total area being developed by **M/s. Xs Real Properties Pvt Ltd.**

Sir,

I **A.Sathish Kumar** have undertaken the assignment as Architect of certifying the completion of Construction Work of **"MAGNUS"** of the Building situated on the Plot bearing - Block No.15,1st Main Road, AlwarThirunagar Annex, Virugambakkam, Chennai 600 087, Comprised in Old Survey No 183 part, New T.S.No.18/2,Virugambakkam Village, Chennai Taluk, Chennai District, PIN 600 087 measuring **659.00sq.mts**.total area being developed by **M/s. Xs Real Properties Pvt Ltd.**

2. Following technical professionals have been appointed by Owner/Promoter:

(i) Mr. A.Sathish Kumar (SRISHTI)- as Architect,

(ii) M/s. Design Group Engineering Consultant (P)Ltd – as Structural Consultant,

(iii) M/s. Inspire Design Consultant – as MEP Consultant,

(iv) Mr. Valan Arulanandan – as Site Supervisor.

3. Based onthe detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I hereby certify that "MAGNUS" Building of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The "MAGNUS" Building of the Building is granted Completion Certificate bearing Number **CMDA/CC/NHRB/C/0564/2023 dated 02.07.2024** by C.M.D.A

Yours Faithfully,

A.SATHISH KUMAR
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No: CA / 2003 / 31586
SN Enclave No.38/5, Flat -A, First Floor,Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

A.Sathish Kumar
CMDA Regn No.CA/2003/31586

Design Group Engineering Consultants Private Limited

FORM-4B

STRUCTRAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

I/We **A.G.V.DESIGAN** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/~~block/Tower~~ **Magnus (Residential)** of the building comprising of **Stilt Floor + 1st floor to 5th floor + part Terrace floors** situated in the land bearing Old Survey No 183 part, New T.S.No.18/2 Block No.15, 1st Main Road, Alwar Thirunagar Annex, Virugambakkam, Chennai 600 087.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

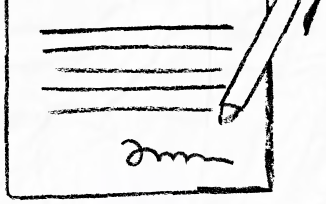
Yours faithfully,

For **Design Group Engineering Consultants Pvt Ltd**

DESIGAN A G V
Executive Director

Name and seal of the Registered Structural Engineer

A G V DESIGAN., M.E. (Struc), MIE.
SE / GR- I / 19 / 04 / 087
CMDA Registered Structural Engineer Grade - I
Design Group Engineering Consultants Private Limited
Module-301, NSIC Software Technology Business Park
Sector B-24, Guindy Industrial Estate,
Ekkaduthangal, Chennai-600 032



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

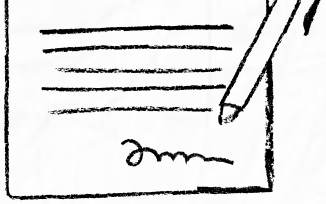
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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