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hello@verified.realestate

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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Ramaniyam Ocean Promoters and Developers
Project Name	:	"RAMANIYAM OCEAN DEW-II"
Project Registration No	:	TN/29/Building/0274/2021, dated: 01-09-2021.
Quarter Ending	:	JUNE 2024

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)	<u>Block - 4 (20 Nos of Flats)</u> 1) Flat - 1A - 183.72 Sq.mt. 2) Flat - 1E - 172.41 Sq.mt. 3) Flat - 2A - 183.72 Sq.mt. 4) Flat - 2E - 171.36 Sq.mt. 5) Flat - 3A - 183.72 Sq.mt. 6) Flat - 3E - 171.36 Sq.mt. 7) Flat - 3G - 93.23 Sq.mt. 8) Flat - 3H - 124.58 Sq.mt. 9) Flat - 4A - 183.72 Sq.mt. 10) Flat - 4E - 171.36 Sq.mt. 11) Flat - 4F - 50.58 Sq.mt. 12) Flat - 5A - 183.72 Sq.mt. 13) Flat - 5E - 171.36 Sq.mt. 14) Flat - 6A - 183.72 Sq.mt. 15) Flat - 6E - 171.36 Sq.mt. 16) Flat - 7A - 183.72 Sq.mt. 17) Flat - 8A - 183.72 Sq.mt. 18) Flat - 9A - 183.72 Sq.mt. 19) Flat - 10A - 183.72 Sq.mt. 20) Flat - 10E - 171.36 Sq.mt. <u>Block - 5 (44 Nos of Flats)</u> 1) Flat - 1K- 57.37 Sq.mt. 2) Flat - 1P- 57.23 Sq.mt. 3) Flat - 2L- 57.37 Sq.mt. 4) Flat - 3G-55.32 Sq.mt. 5) Flat - 3M -57.37 Sq.mt. 6) Flat - 4A - 56.11 Sq.mt. 7) Flat - 4J - 57.07 Sq.mt. 8) Flat - 4K - 57.37 Sq.mt. 9) Flat - 5H -53.57 Sq.mt. 10) Flat - 5J - 57.07 Sq.mt. 11) Flat - 5N -57.37 Sq.mt. 12) Flat - 5P -57.23 Sq.mt.	3306.16 Sq.mt 3119.4 Sq.mt.

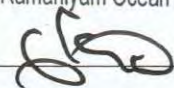
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SCF

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13) Flat - 6H -53.57 Sq.mt.
14) Flat - 6J -57.07 Sq.mt.
15) Flat -6K - 57.37 Sq.mt.
16) Flat - 6M -57.37 Sq.mt.
17) Flat - 6P -57.23 Sq.mt.
18) Flat -7A – 56.11 Sq.mt.
19) Flat - 7H -53.57 Sq.mt.
20) Flat - 7J -57.07 Sq.mt.
21) Flat – 7K - 57.37 Sq.mt.
22) Flat – 7L - 57.37 Sq.mt.
23) Flat - 7N - 57.37 Sq.mt.
24) Flat -7P - 57.23 Sq.mt.
25) Flat - 8H - 53.37 Sq.mt.
26) Flat - 8J - 57.07 Sq.mt.
27) Flat -8K - 57.37 Sq.mt.
28) Flat - 8N - 57.37 Sq.mt.
29) Flat - 9H - 53.37 Sq.mt.
30) Flat - 9J - 57.07 Sq.mt.
31) Flat - 9K - 57.37 Sq.mt.
32) Flat - 9L - 57.37 Sq.mt.
33) Flat - 9N - 57.37 Sq.mt.
33) Flat - 9M -57.37 Sq.mt.
34) Flat - 9P -57.23 Sq.mt.
35) Flat -10A - 56.11 Sq.mt.
36) Flat - 10K - 57.37 Sq.mt.
37) Flat - 10L - 57.37 Sq.mt.
38) Flat - 10M - 57.37 Sq.mt.
39) Flat - 10N - 57.37 Sq.mt.
40) Flat - 10H- 53.57 Sq.mt.
41) Flat - 10J - 57.07 Sq.mt.
42) Flat - 10P - 57.23 Sq.mt.
43) Flat - 11H - 53.57 Sq.mt.
44) Flat - 11K -57.37 Sq.mt.
45) Flat - 11L – 57.37 Sq.mt.
46) Flat -11M -57.37 Sq.mt.
47) Flat – 11N - 57.37 Sq.mt.
48) Flat – 11J - 57.07 Sq.mt.
49) Flat - 12K -57.37 Sq.mt.
50) Flat - 12M -57.37 Sq.mt.
51) Flat - 12N -57.37 Sq.mt.
52) Flat - 12P - 57.23 Sq.mt.
53) Flat - 13N - 57.37 Sq.mt.
54) Flat - 13P - 57.23 Sq.mt.

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2.	Parking Lots	<u>Block - 4</u> 1) Flat - 1A - 1 No. 2) Flat - 1E - 1 No. 3) Flat - 2A - 1 No. 4) Flat - 2E - 1 No. 5) Flat - 3A - 1 No. 6) Flat - 3E - 1 No. 7) Flat - 3G - 1 No. 8) Flat - 3H - Nil. 9) Flat - 4A - 1 No. 10) Flat - 4E - 1 No. 11) Flat - 4F - Nil. 12) Flat - 5A - 1 No. 13) Flat - 5E - 1 No. 14) Flat - 6A - 1 No. 15) Flat - 6E - 1 No. 16) Flat - 7A - Nil. 17) Flat - 8A - Nil. 18) Flat - 9A - Nil. 19) Flat - 10A - Nil. 20) Flat - 10E - Nil. <u>Block - 5 - NIL</u>	13 Nos.
3.	UDS Registered in Sq.m.	<u>Block - 4</u> 1) Flat - 1A - 55.82 Sq.mt 2) Flat - 2A - 55.82 Sq.mt 3) Flat - 2E - 52.05 Sq.mt 4) Flat - 3A - 55.82 Sq.mt 5) Flat - 3E - 52.05 Sq.mt 6) Flat - 3G - 28.33 Sq.mt 7) Flat - 3H - 37.85 Sq.mt 8) Flat - 4A - 55.82 Sq.mt 9) Flat - 4E - 52.05 Sq.mt 10) Flat - 5E - 52.05 Sq.mt 11) Flat - 6E - 52.05 Sq.mt 12) Flat - 7A - 55.82 Sq.mt 13) Flat - 8A - 55.82 Sq.mt 14) Flat - 9A - 55.82 Sq.mt 15) Flat - 10E - 52.05 Sq.mt <u>Block - 5</u> 1) Flat - 1K - 17.43 Sq.mt 2) Flat - 1P - 17.39 Sq.mt 3) Flat - 3M - 17.43 Sq.mt 4) Flat - 4P - 17.39 Sq.mt	769.22 Sq.mt For Ramaniyam Ocean Promoters And Developers 

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		5) Flat – 4K – 17.43 Sq.mt 6) Flat - 5P - 17.39 Sq.mt 7) Flat – 6N-17.43 Sq.mt 8) Flat – 6P - 17.39 Sq.mt 9) Flat - 7H - 16.28 Sq.mt 10) Flat – 7J-17.34Sq.mt 11) Flat – 7M-17.43Sq.mt 12) Flat – 7P-17.39 Sq.mt 13) Flat – 8K – 17.43 Sq.mt 14) Flat – 8P-17.39 Sq.mt 15) Flat – 9K-17.43 Sq.mt 16) Flat – 9L-17.43Sq.mt 17) Flat - 9P -17.39 Sq.mt 18) Flat – 10A-17.05Sq.mt 19) Flat – 10H-16.28 Sq.mt 20) Flat – 10J-17.34Sq.mt 21) Flat – 10K-17.43 Sq.mt 22) Flat – 10N-17.43 Sq.mt 23) Flat - 11G - 16.81 Sq.mt 24) Flat - 11H - 16.28 Sq.mt 25) Flat – 11K-17.43 Sq.mt 26) Flat - 11N - 17.43 Sq.mt 27) Flat – 11M-17.43Sq.mt 28) Flat – 12K-17.43 Sq.mt	483.13 Sq.mt.
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B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	2 Blocks	Block - 4 : - Wood work is in progress. (10 flats) - Wood work is completed. (11 flats) - Flat inner final coat painting work is in progress. (7 flats completed) - External 1st coat painting work is completed. Block - 5 : - All floors inner wall primer coat painting work is completed.

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			- Flat wood work is in progress. (4 Flats) - Flat wood work is completed. (10 Flats) - Flat inner final coat painting work is in progress. (8 Flats completed).
2.	Status of common Amenities for each Block/Tower, Item wise	-	-

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs for the entire project)	7819 Lakhs

C. Details of Clearances

1. Completion Certificate No.: **Yet to be Obtained.**
2. Compliance Report, if any : **NIL.**
3. Quarterly Report of Accounts in Form 7 : **Enclosed.**

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

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

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BLOCK - 4

PROJECT REGISTRATION NO : TN / 29 / Building / 0274 / 2021

STATUS OF THE PROJECT

AS ON 30th JUNE 2024



EXTERNAL FIRST COAT PAINTING WORK IS COMPLETED



WOODWORK IS COMPLETED

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BLOCK - 5

PROJECT REGISTRATION NO : TN / 29 / Building / 0274 / 2021

STATUS OF THE PROJECT

AS ON 30th JUNE 2024



INNER WALL PRIMER COAT PAINTING WORK IS COMPLETED

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BLOCK - 5

PROJECT REGISTRATION NO : TN / 29 / Building / 0274 / 2021

STATUS OF THE PROJECT

AS ON 30th JUNE 2024



WOOD WORK IS COMPLETED

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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



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Chennai, India

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