



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	:	Kgeyes Residency Private Limited
Project Name	:	Kgeyes Anna Nagar
Project Registration No	:	TN/02/Building/288/2021 dt.07.09.2021
Quarter Ending	:	June 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	04	3837.42 sq.ft.
2.	Parking Lots	04	
3.	UDS Registered in Sq.m.		217.69 Sq.m.

B. Construction

Sl.No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Stilt floor 1 st floor 2 nd floor 3 rd floor 4 th floor Terrace	Painting completed Interior work on progress Interior work on progress Interior work on progress Interior work on progress Plumbing work completed
2.	Status of common Amenities for each Block/Tower, Item wise		

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	95%
	ii) Financial (Project Cost in lakhs as of 30.06.2023)	Rs.870.24 lakhs

C. Details of Clearances

1. Completion Certificate No.CMDA/CC/NHRB/N-II/195/2023 dt. 16.06.2023
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 enclosed

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

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



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
Chintadripet,
Chennai-600 002

Letter No. CMDA/CC/NHRB/N-II/195/2023

Dated: 16-06-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 4 floors Residential Building with 24 dwelling units at TNHB Block No.69, Lakshmi Apartments, Industrial Estate Road, (Thirumangalam Road), Anna Nagar West Extension, Chennai-101 in Old S.No.284 (part) and 288(part), T.S. No.2/4, Block No.58, Ward-I of Padi village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission in P.P. No. B/Spl.Bldg./79 A & B/2019, in letter No.B3/18733/2018 dated 27.05.2019 in Planning Permit No.12462 availing with Premium FSI.
 2. TNRERA in letter No. TNRERA/4123/2021 dated 07.09.2021 in registration No.TN/02/Building/288/2021.
 3. Completion Certificate Application received from the applicant on 03.05.2023.
 4. This office letter even no. dated 08.06.2023 addressed to the applicant.
 5. Applicant's letter received on 14.06.2023 along with Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0023626, dated 14.06.2023.

This is to certify that M/s.KGEYES Residency Pvt. Ltd, Rep. by authorized Signatory Thiru.A.Srinivasan has constructed Stilt Floor + 4 floors Residential Building with 24 dwelling units at TNHB Block No.69, Lakshmi Apartments, Industrial Estate Road, (Thirumangalam Road), Anna Nagar West Extension, Chennai-101 in Old S.No.284 (part) and 288(part), T.S. No.2/4, Block No.58, Ward-I of Padi village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in
C.C.No.EC/North-II / 196 /2023, dated: 16-06-2023.

3. This Completion Certificate is issued 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. However, 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.

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

1 M/s.KGEYES Residency Pvt. Ltd.,
Rep. by authorized Signatory
Thiru.A.Srinivasan,
No.10, 2nd Cross Street,
Raja Annamalaipuram,
Chennai-28.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project
Form 'C' No.TNRERA/4123/2021 and
registration No.TN/02/Building/288/2021
dated 07.09.2021. The registration shall be
valid till 28.07.2023.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars



30-Jun-2023, 12.15



30-Jun-2023, 12.15



30-Jun-2023, 12.15



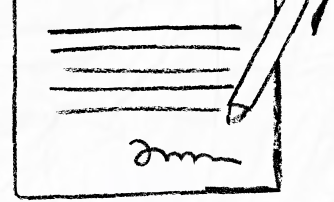
30-Jun-2023, 12.15



30-Jun-2023, 12.15



30-Jun-2023, 12.15



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.



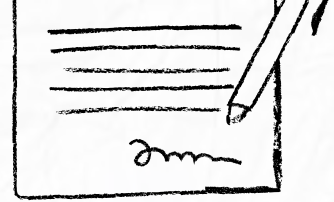
NRI & Investment Services

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