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Project - Quarterly Progress Report

Promoter's Name	:	M/s Bright Foundation
Project Name	:	'Royal Enclave'
Project Registration No	:	TN/01/Building/313/2021, Dated 21.09.2021
Quarter Ending	:	March - 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)	729 sq.ft – 1 466 sq.ft – 1	729 sq.ft – 1 466 sq.ft – 1
2.	Parking Slots	2 Slots	2 Slots
3.	UDS Registered in Sq.m.	74.78 Sq.m	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One	Fully Completed
2.	Status of common Amenities for each Block/Tower, Item wise	One	Completed

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

C. Details of Clearances

1. Completion Certificate No. **C.C.No.EC/South-II/042/2023** dated **22.02.2023**.
2. Compliance Report, if any (Kindly Specify) -----
3. Annual Audit Report of Special Account in Form 7.

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

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





BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
 Phone : 28414855 Fax: 91-044-28548416

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/0020/2023

Dated:22.02.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) (18.30 m Height) Residential Building with 10 Dwelling Units, at Plot No.17, Door No.6, 1st Cross Street, Ramappa Nagar, Perungudi, Chennai-600 096 comprised in S.No.44/4 & 56/22 Perungudi 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. Planning Permission No.B/NHRB/128/2020 dated 22.05.2020 in Planning Permit No.13397 in letter No.PP/NHRB/S(B1)/0107/2020 dated 22.05.2020.
3. Completion Certificate Application received from M/s.Bright Foundation, Represented by its Partner Thiru.S.N.Bahaudeenn GPA for Thiru.Muhammad Khalid & 5 Others on 18.01.2023.
4. This office D.C.Letter even No. dated 10.02.2023.
5. The applicants has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0022949 dated 15.02.2023.

This is to certify that M/s.Bright Foundation, Represented by its Partner Thiru.S.N.Bahaudeen GPA for 1.Thiru.Muhammad Khalid, 2.Tmt.Ismail Bibi Zeenath, 3.Thiru.M.Abdur Rawoof, 4.Tmt.Bathool Siddeeqa, 5.Tmt.Mymoona Huq, 6.Tmt.M.Hajeera has Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) (18.30 m Height) Residential Building with 10 Dwelling Units, at Plot No.17, Door No.6, 1st Cross Street, Ramappa Nagar, Perungudi, Chennai-600 096 comprised in S.No.44/4 & 56/22 Perungudi Village, within the Limits of Greater Chennai Corporation vide CMDA 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 approved by the Monitoring Committee.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 042 /2023 dated 22.02.2023.

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 1th cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

[Signature] 22/02/2023

for MEMBER-SECRETARY

[Signature] 22/2/2023

Copy to:

1. M/s.Bright Foundation, Represented by its Partner Thiru.S.N.Bahaudeen GPA for Thiru.Muhammad Khalid & 5 Others, 3rd Floor, No.28, Vepery High Road, Vepery, Chennai-600007.

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

(TNRERA file No. TNRERA/ 5116/2021 & Dt.02.01.2023 TNRERA/ 17283/2022, Dt.02.01.2023 Project Registration Certificate No.TN/01/Building/313/2021, dt.21.09.2021)

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 Original Cash Receipt 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.

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 12 MAY 2023

To

M/s Bright Foundation
28, 3rd Floor
Vepery High Road,
Vepery
Chennai - 3

Subject: Certificate of Completion of Construction Work of **Residential / One** Block of the Building of the Project (TNRERA Registration Number – **TN/01/Building/313/2021 dated 21.9.2021**) situated on the Plot bearing Survey nos. **44/4, & 56/22** / Plot no. **17** / Door No. **6** demarcated by its boundaries **Latitude 12.96369** to the North to the South **Longitude 80.24239** to the East to the West of Division **184** Village **Perungudi** Taluk **Sholinganallur** District **Chennai** PIN - **600096** measuring **487.74** sq.mts. area being developed by **Bright Foundation**.

Sir,

I/We **MOHAMMED BILAL FIRNAZ** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **Residential** Building/Block/Tower **Royal Enclave** of the Building situated on the plot No. **17** / Survey nos. **44/4, & 56/22** / Door no. **6** of Division **184** Village **Perungudi** Taluk **Sholinganallur** District **Chennai** PIN - **600096** measuring **487.74** sq.mts. area being developed by **Bright Foundation**.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. **Mohammed Bilal Firnaz** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **Bourna Consultants Engineers** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **Jahir Hussain** as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Building/Block of the Building has been completed in all aspects. The **Residential** Building/ **one** Block of the Building is granted Completion Certificate bearing letter number. **CMDA/CC/NHRB/S/0020/2023** dated **22.02.2023** by **CMDA** (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (License No.....)


MOHAMMED BILAL FIRNAZ, B Arch
Registered Architect
CMDA Reg.No.RA/Gr.I/19/10/376
GCC Reg.No.RA101802020



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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Chennai, India

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