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™



ANNEXURE

PROJECT QUARTERLY REPORT

Promoter's Name	:	Indian Railway Welfare Organisation,Railway Offices Complex,Shivaji Bridge,Behind Shankar Market, NEW DELHI-110001
Project Name	:	Construction of Ground Floor + First Floor Part of shop and Multipurpose Hall at Plot No.1 in CMDA Revised Approved Layout PPD/LO.No.30/2017 comprised in Sy. No. 583/1A Part of Ambattur Village, Chennai.
Project Registration No.	:	TN/29/Building/0338/2021 dated 01/10/2021
Quarter Ending	:	MARCH, 2024
A.Sales	:	
s.no.1 Construction of Ground Floor + First Floor Part of shop and Multipurpose Hall at Plot No.1	:	No. One Block Total Plot Area: 1470 Sqm. Ground Floor : 556.69 Sqm First Floor : 124.50 Sqm. No. of 4 wheeler parkings: 11 No. of Two Wheeler Parkings: 23. Fire Sump: 1 No. Sump for metro water: 1 No.
		Note: As the proposed Multipurpose Hall/Community Centre is a common amenty work for Chennai-Phase-IIA & Phase –IIB Project Allottees.After obtaining the Completition Certificate, this will be handed over to the Residents Welfare Associations of Chennai-Phase-IIA & Phase –IIB.Hence, the calculation of UDS does not arise.
B. Construction Construction of Ground Floor + First Floor Part of shop and Multipurpose Hall at Plot No.1		All the civil, electrical & plumbing works completed, including tiles work and weathering course completed in addition to the work on Fire Sump: 1 No.Sump for metro water: 1 No.In addition NOC from fire services department also obtained Overall progrees is 100%
Percentage of completion 1. Physical 2. Financial		 100% 100%

C. Details of clearance:

1.Applied for Completition Certificate and the file is under process by CMDA.

2.Compliance Report , if any – NIL

3 Form 3 : The auditing work for the financial year 2022-2023 is on hand and Form-3 and Form-7 will be submitted shortly.

D. Latest Photographs with Date (At least from 2 Angles): Two Photographs attached

CHIEF PROJECT MANAGER / SOUTH

V. Satyanarayana

CHIEF PROJECT MANAGER
INDIAN RAILWAY WELFARE ORGANISATION
Engineering Wing, Railway Offices Complex
S. Rly., Pantheon Road,
Egmore, Chennai-600 008.

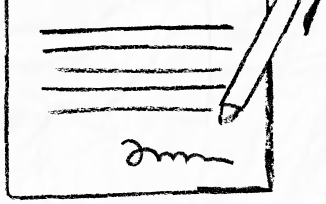
Scanned with OKEN Scanner



COMMUNITY HALL



Scanned with OKEN Scanner



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

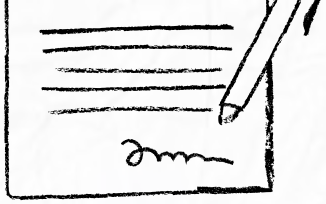
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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