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™

9

4/4/2023

Rajashree Apartments

Project Quarterly Progress Report

Promoters Name	Rajashree Ravi	
Project Name	Rajashree Apartments	
Project Registration No	TN/29/Building/0368/2021 Dated : 28/10/2021	
Quarter Ending	From 01/01/2023 to 31/3/2023	

A. Sales

Sl No	Description	Cumulative number of Units upto the quater	Total Area
1	Flats Booked So Far	Nill	Nill
2	Parking lots	Nill	Nill
3	UDS Registered in Sq.m	Nill	Nill

B. Construction

Sl No	Description	Block/Tower No	Status
1	Stage of construction of each Block/Tower floor wise	Single Block	Completed
2	Status of common amenities for each block/tower item wise	Single Block	Completed

Rajashree Ravi

(RAJASHREE RAVI)

Registered Office

403 Mig 3rd main road 5th cross street

Mogappair eri Scheme

Mogappair Chennai 600037

4/4/2023 (11)

Rajashree Apartments

Sl No	Description	Percentage
1	Percentage of completion	
	1) Physical	100%
	2) Financial (Enter anticipated project cost in Lakhs	100% 235.63 lakhs

C. Details of Clerance

1. Completion Certificate No CMDA/
2. Completion Report if any (Kindly Specify) **Attached**
3. Annual Audit Report of Special Accounts in Form 7 **Attached**

D. Latest Photos with Dates (Attached from 2 angles) **Enclosed (in PDF format)**

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

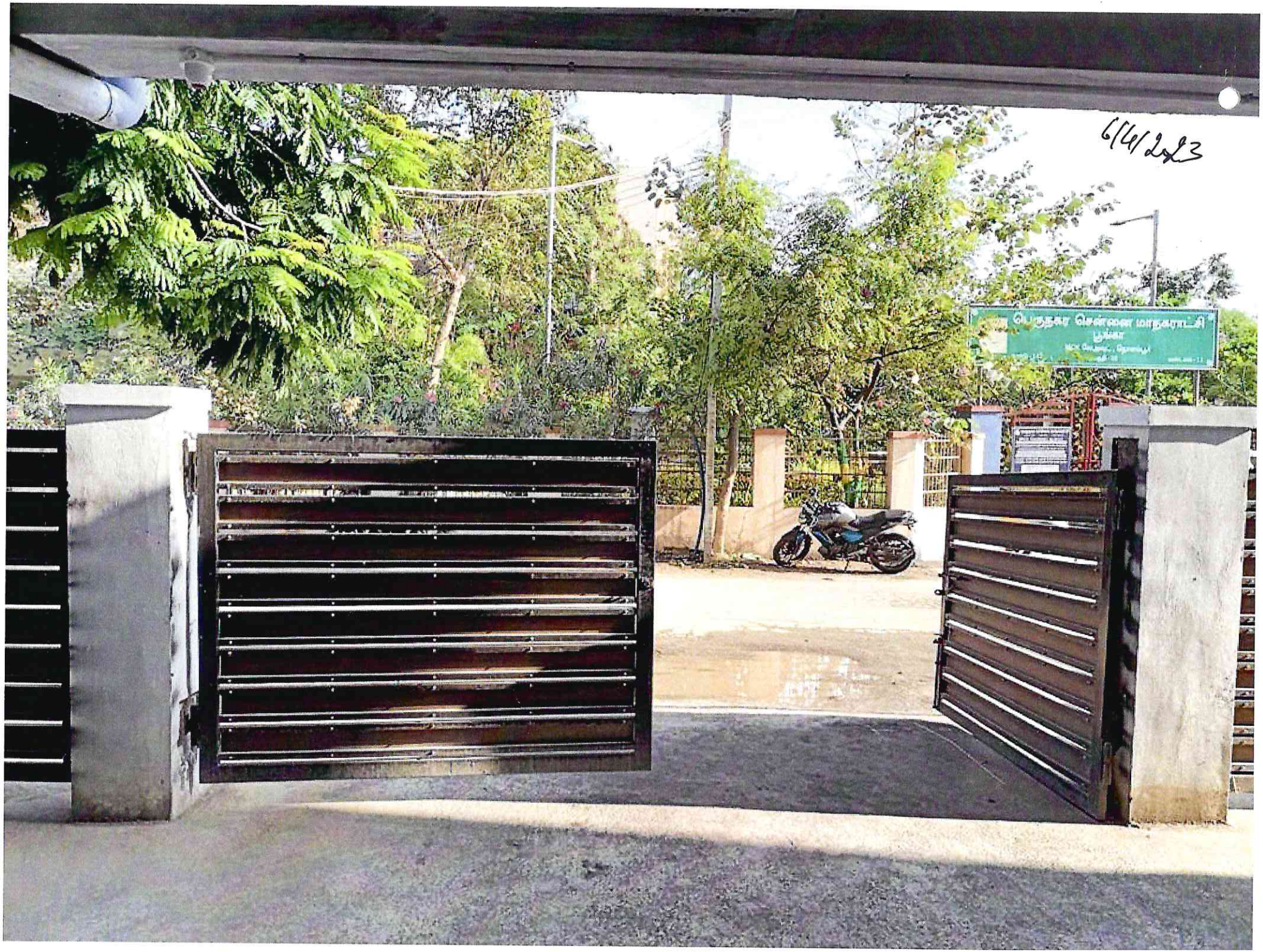
Rajashree Rai
(RAJASHREE RAI)

Registered Office

403 Mig 3rd main road 5th cross street

Mogappair eri Scheme

Mogappair Chennai 600037



37

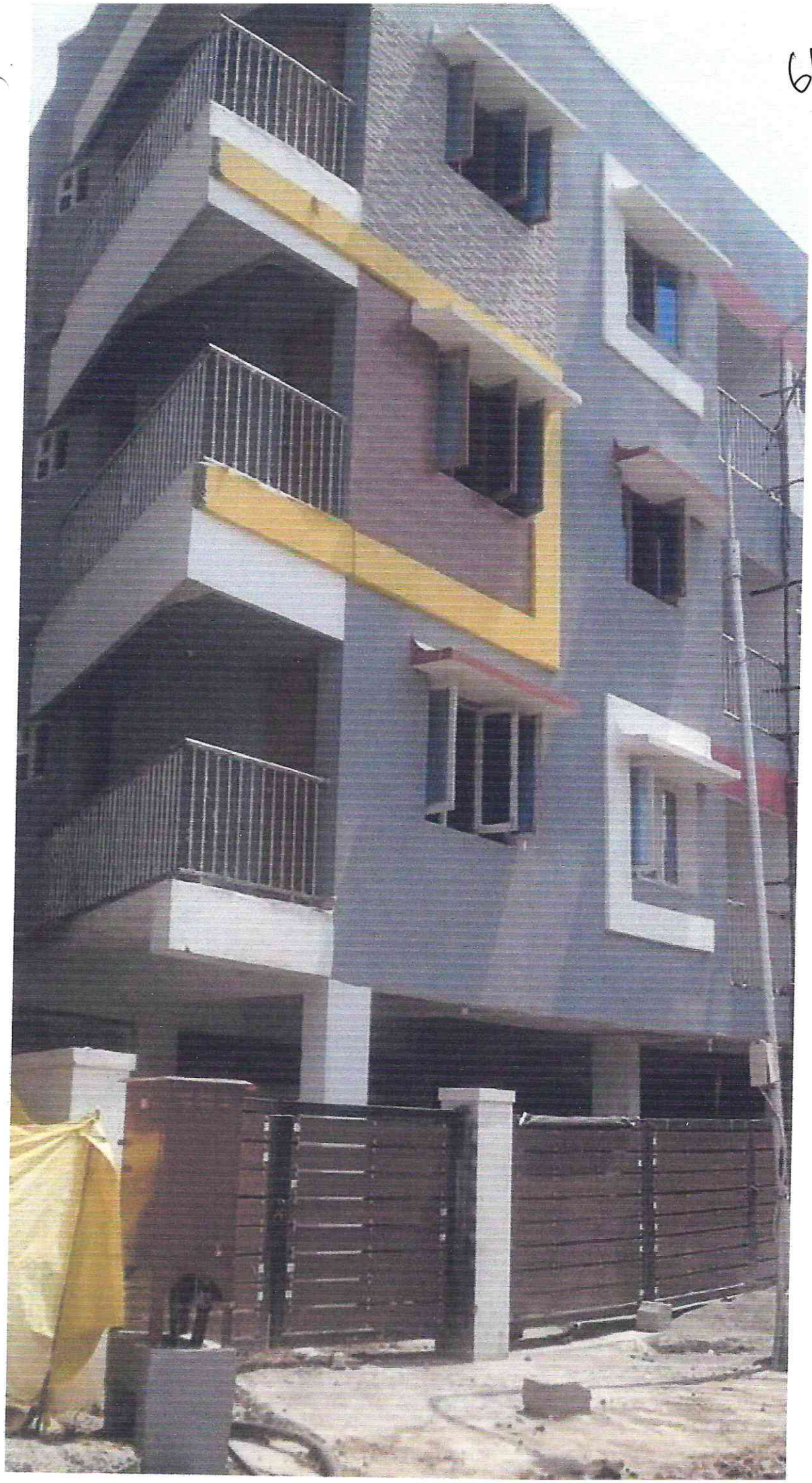
6/4/2023

6/4/2023

43

6/4/2023

(45)
6/4/2023



6/4/2025

SOME PEOPLE AT WORK NEED THE SHAFT
DO NOT OBSTRUCT THE BARRICADE ENTRANCE

47

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

Zonal Office -Valasaravakkam

Completion Certificate

From		To
The Zonal Officer, Greater Chennai Corporation, No.33, Arcot Road Valsaravakkam, Chennai - 600087	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN11/00170/2023 Dated: 14/11/2022

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Valasaravakkam Completed the Construction of Residential/Commercial Building at Plot No:10 & 21, Survey No:179/4, 5TH CROSS STREET, MCK NAGAR,MCK NAGAR,NOLAMBUR,Nolambur, Chennai, 600095 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN11/02533/2021 and BA/WDCN11/03132/2021 dated : 17/03/2021

2.Completion Certificate Application online registration :CC/WDCN11/01281/2022 dated :14/11/2022

3.This office letter vide No:CC/WDCN11/01281/2022 dated 14/11/2022

4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N11/2022-23/18284

(1) This is to certify that Thiru. Mrs RAJASHREE RAVI has completed the construction of Residential / Commercial building at Plot No:10 & 21, Survey No:179/4, 5TH CROSS STREET, MCK NAGAR,MCK NAGAR,NOLAMBUR,Nolambur, Chennai, 600095 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN11/02533/2021 and Building Permit No:BA/WDCN11/03132/2021 dated: 17/03/2021. The building 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.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN11/00170/2023 Dated:08/02/2023

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabilty aspect of the building. As far as the structural stabilty, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by D.Sukumar
Date: 17-Feb-2023 (11:32:35)

Zonal Officer-Valasaravakkam
Greater Chennai Corporation

5

FORM-4

ARCHITECT'S CERTIFICATE

DATE 4-4-2023

To

Rajashree Apartments
No 403 MIG 3rd Main Road
5th cross street, Mogappair Eri Scheme
Mogappair, Chennai – 600037

Sub: Certificate of completion of construction work of building Rajashree Apartments, the building of the project (TNRERA Registration No. TN/29/Building/0368/2021 Dated 28/10/2021) situated in plot no 10 & 21, MCK Layout,comprised in survey no 179, as per pattasurvey no 179/4. Nolambur Village Chennai 600095, demarcated by its boundaries (latitude 13,06.75.1 " Nlongitude- 80.16.17.2"E. to the North to the South to the East to the West of DivisionNolambur VillageAmbattur Taluk of Thiruvallur district 600095 measuring394.3734sq.mts. area being developed by Rajashree Ravi

Sir,

I/W R.Arun Kumar have undertaken assignment as Architect of certifying completion of construction work of the building Rajashree Apartments situated in plot no 10 & 21,survey no 179, as per patta survey no 179/4 MCK Layout,of Nolambur Village Ambattur Taluk of Thiruvallur district 600095, measuring 394.3734sq.mts. area being developed by Rajashree Ravi.

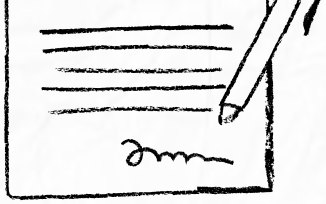
2. Following technical professionals are appointed by owners /promoter : (as applicable)

i. Mr, R Arun KumarAs Architect / Engineer
ii. Mr, M.N. Dinesh As Structural consultant
iii. MrTamil Arasan As MEP Consultant
iv. Mr. Yogeshwaran 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 Building Rajashree Apartment Block 1 of the Building is granted Completion Certificate bearing numberCC/WDCN11/00170/2023 dated 17-02-2023 by Grater Chennai Corporation .

Yours Faithfully

ARCHITECT
Mr.R.ARUN KUMAR, B.Arch
Registered Architect
Council of Architect CA/20[redacted]
Plot No.5, Vivekanandapuram,
Sriperumbudur-602105



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

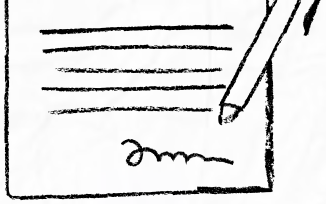
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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