



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 (QPR)

Promoter's Name	:	S. Mohan
Project Name	:	Mitha Haritham
Project Registration No.	:	TN/16/Building/0115/2022
Project Registration Date	:	13.04.2022
Project Completion Date	:	July 2026
Quarter Ending	:	September, 2024

RERA Separate Bank A/c Details

Bank Name	:	CITY UNION BANK
Bank Branch	:	Thillai Nagar
Bank A/c No.	:	510909010178793
Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 1,71,02,600/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 1,71,02,600/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed.

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	10	546.04 Sq.m
	b) UDS Registered	9	347.31 Sq.m

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	101	Yes	Yes
2.	102	Yes	Yes
3.	104	Yes	Yes
4.	105	Yes	Yes
5.	201	Yes	Yes
6.	202	Yes	No

7.	204	Yes	Yes
8.	205	Yes	Yes
9.	301	Yes	Yes
10.	304	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 415 Lakhs (approx.)
2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

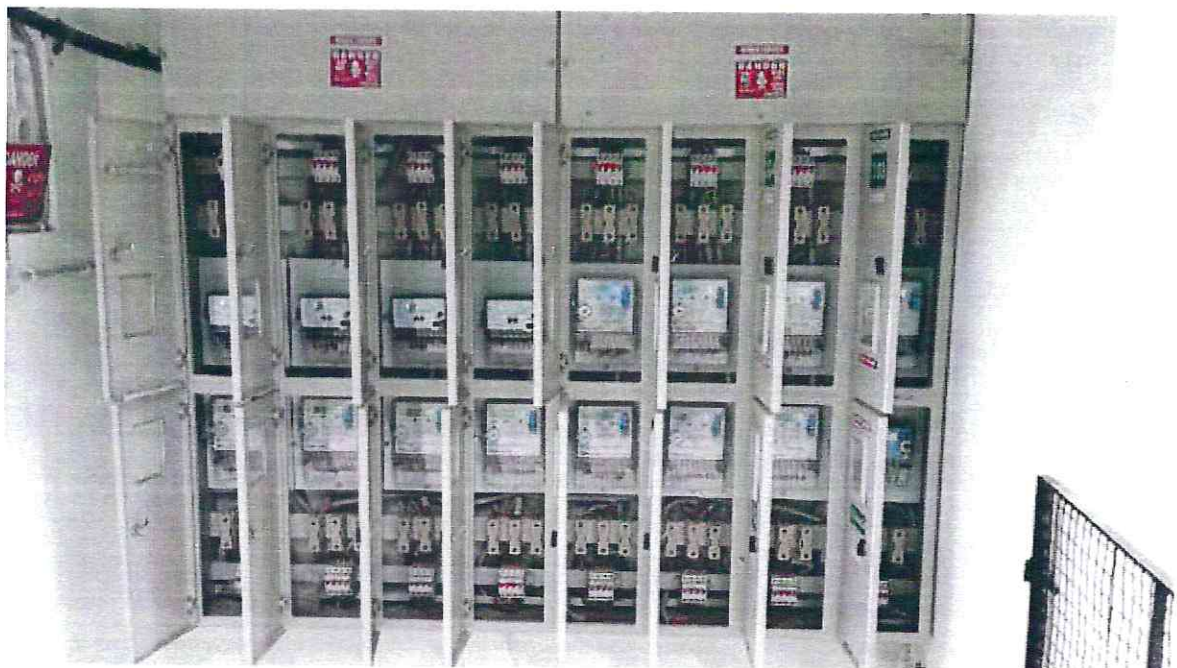
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

For Mitha Construction and Development



Managing Partner

29

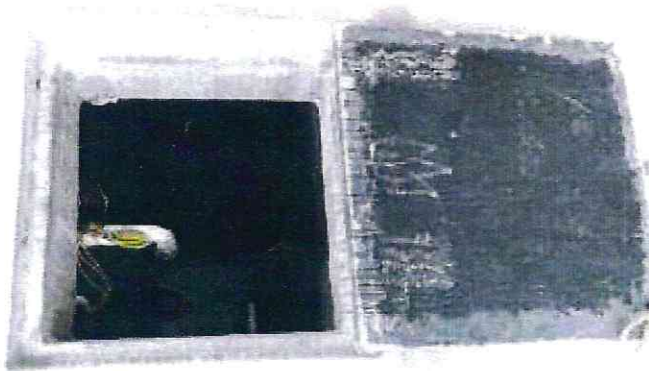


EB PANAL BOARD





SEPTIC TANK



SUMP



LIFT



GENERATOR

COMPLETION CERTIFICATE

From
Thiru.S.S.Barath,M.E.,
Joint Director, (FAC),
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai,
Tiruchirappalli - 23.

To
Tmt. M.Saraswathi Sangeetha,
A2, Lawsons Prime Apartment,
Lawsons Road, Cantonment,
Trichy - 620 001

E Mail ID : tryjddtcp@gmail.com
Phone No. 0431-2423769

Roc.No.4065/2023/TD-3,
CC No.31/2023

Dated : 28.12.2023

Sir,

Sub: Completion Certificate - District Town and Country Planning - Tiruchirappalli District
- Trichy Local Planning Area/ Corporation - Srirangam Taluk - Manikandam
Panchayat Union - Nachikurichi Panchayat/Village - Sri Nagalakshmi Nagar - S.F.No.
47/2B1A1B, 2B1B1B & 2B2A2 - Construction of Residential Building (Affordable
Residential Apartment) up to Terrace level - Completion Certificate (CC) issued - Reg.

Ref: 1. Planning Permission order in Roc.No. 4485/2021/TD-3 dt. 29.12.2021
2. Planning Permission No. 92/2021
3. Completion Certificate application received from Tmt. M.Saraswathi Sangeetha,
Trichy dated 15.11.2023

1. This is certify that Tmt. M.Saraswathi Sangeetha, Trichy has constructed Residential Building (Affordable Residential Apartment) in S.F.No. 47/2B1A1B, 2B1B1B & 2B2A2 - Sri Nagalakshmi Nagar, Nachikurichi Village, Srirangam Taluk, Manikandam Panchayat Union, Nachikurichi Panchayat Tiruchirappalli District. The proposal was sanctioned vide order in Roc.No.4485/2021/TD-3 dated 29.12.2021. Planning Permission No. 92/2021. The Building was inspected and observed that the building has been completed and satisfies the norms for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in
CC No.31/2023 dated : 28.12.2023

3. The Completion Certificate is issued in accordance with the provision 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/ developer/ power agent and the Structural Engineer/ 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. m. m. m. 28/12/23
Joint Director (FAC),
District Town and Country Planning Office,
Tiruchirappalli District

Copy to

- 1) The President,
Natchikurichi Panchayat,
Manikandam Panchayat Union,
Srirangam Taluk
Trichirappalli District
- 2) The Executive Engineer,
TANGEDCO Mannarpuram Division,
Trichy.

21

Architecture | Planning | Interiors

THE SALTBOX

4th Floor, SLV Towers, 2nd Main Road, 7th Block,
Jayanagar, Bangalore - 560070
8508406568 | sundar@thesaltbox.in

the Saltbox
ARCHITECTURE & INTERIORS

FORM-4A

ARCHITECT 'S CERTIFICATE

(To be furnished on completion of building)

Date: 16.10.2024

To

M/s. Mitha Construction and Development,
A-2, Lasan Prime Apartment, Lawson's Road,
Cantonment, Trichy – 620001.

Subject: Certificate of Completion of Construction Work of “**MITHA HARITHAM**” Building of the Project (TNRERA Registration Number: **TN/16/Building/0115/2022**, date. **13.04.2022**) situated on the Plots bearing S.F. Nos. 47/2B1A1B, 47/2B1B1B and 47/2B2A2 demarcated by its boundaries (**Latitude: 10° - 81' and Longitude: 78° - 64'**) East By – 16 Feet wide south to North Pathway, West By – Property Owned by Mr. Ramachandran, Mr. Amirthalingam and Mr. Sivakumar, North By – 23 Feet Wide East to West Road and South By – Plot D, Situated at Sri Nagalakshmi Nagar, Nachikurichi Village, Manikandam Block, Tiruchirappalli District as per Patta No. 1737 Measuring 6075 Sq.ft (564.386 Sq.m) total area being developed by **Mitha Construction and Development**.

Sir,

I **V. SUNDAR PALANIAPPAN** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **MITHA HARITHAM**” Building situated on the Plots bearing S.F. Nos. 47/2B1A1B, 47/2B1B1B and 47/2B2A2, Sri Nagalakshmi Nagar, Nachikurichi Village, Manikandam Block, Tiruchirappalli District as per Patta No. 1737 Measuring 6075 Sq.ft (564.386 Sq.m) total area being developed by **Mitha Construction and Development**.

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

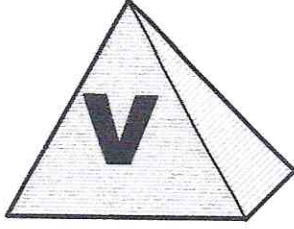
- (i) **Mr. V. SUNDAR PALANIAPPAN** as Architect
- (ii) **Mr. J. Raghavendiran** as Structural Consultant
- (iii) **Mr. A. Nanthakumar** as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that “**Mitha Haritham**” Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The “**Mitha Haritham**” Building is granted Completion Certificate bearing number CC NO.31/2023 dated. 28.12.2023 by DTCP, Tiruchirappalli District.

Yours Faithfully,

V. SUNDAR PALANIAPPAN (CA/2018/92250)

V. SUNDAR PALANIAPPAN, B. Arch.,
Chief Architect, Reg. No:CA/2018/92250
THE SALTBOX, BANGALORE
Architecture. Interior



VENUS BUILDERS

*j.raghavendiran, b.e., d.c.m., f.i.v.,
structural consultant,
builder & valuer,
venus builders,
no: 83, 1st floor, aanandam nagar,
3rd cross, behind ammayappa
nagar, vayalur road,
trichy-17.
cell: 98424 45699*

23

DATE: 15.10.2024

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

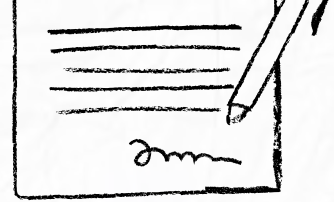
I **J. RAGHAVENDIRAN** have undertaken assignment as Structural Engineer for the detailed design and construction of the building **MITHA HARITHAM** comprising of **Stilt+3** floors situated in the Plots bearing S.F. Nos. 47/2B1A1B, 47/2B1B1B and 47/2B2A2, Sri Nagalakshmi Nagar, Nachikurichi Village, Manikandam Block, Tiruchirappalli District.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.


Yours faithfully,

J. RAGHAVENDIRAN, B.E., F.I.V.
REGISTERED STRUCTURAL ENGINEER
No: 83, 1st Floor, Aanandam Nagar,
3rd Cross, Behind Ammayappa Nagar,
Vayalur Road, Trichy- 620 017
M: 98424 45699, 63817 553.
SE/Gr-II / DTCP / TRICHY / JULY-2024 / 24



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.



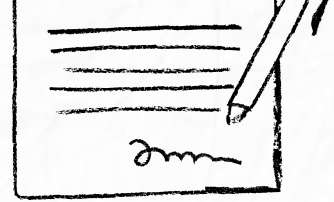
NRI & Investment Services

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