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Project - Quarterly Progress Report

Promoter's Name	:	Arc Developers
Project Name	:	Noor Pearl -Adyar
Project Registration No	:	TN/29/Building/0153/2022
Quarter Ending	:	December 2023

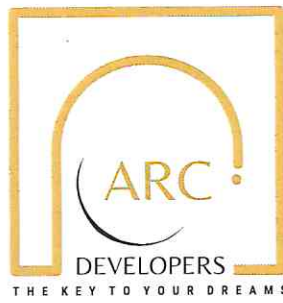
A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	2 – Flats Booked	438.37 Sqm
2.	Parking Lots	December 2023	4
3.	UDS Registered in Sq.m.	Registration Completed	161.90 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One Block	Foundation, Stilt, First & second, Third, Fourth & Fifth Roof Slab Completed. Brick Work –Completed Plastering – Ceiling Plastering – completed, Internal Wall Plastering – Completed, Outer Wall Plastering – Completed, Common Area Flooring – Completed. Internal Flooring – Completed. Internal Painting – Completed
2.	Status of common Amenities for each Block/Tower, Item wise		Sump & Lift Pit Completed





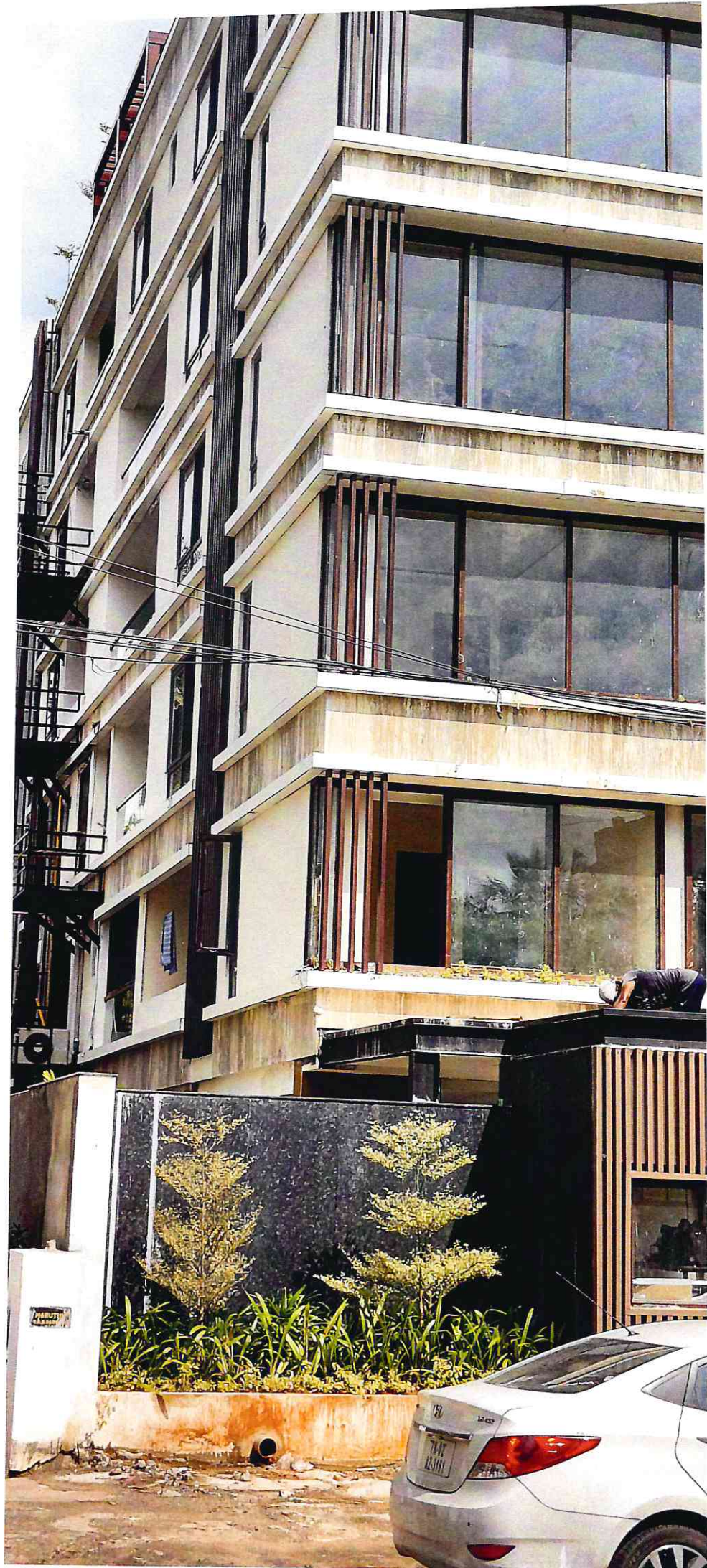
Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	17,51,23,980

C. Details of Clearances

1. Completion Certificate No. **EC/south-I/096/2023** dated **13.04.2023**
2. Compliance Report, if any (Kindly Specify) **NA**
3. Annual Audit Report of Special Account in Form 7 -**Attached**









3/1





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0100/2023

Dated: 13.04.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing with Premium FSI at Old Door No. 3, New Door No. 5, Shastri Nagar 2nd Avenue (M.G.Road), Shastri Nagar, Adyar Chennai – 600 020 comprised in Old S.No.91/2 (Part), T.S.No.82, Block No.33 of Urur 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. CMDA Planning Permission No. PP/NHRB/356/2021 dated 17.12.2021 Permit No. 14464 in letter No.PP/NHRB/S(B2)/402/2021 dated 17.12.2021.
3. Completion Certificate Application received from M/s. ARC Developers, GPA of Tvl.Kamil Yayaha Noor & Anish Yayaha Noor on 14.03.2023.
4. This office DC Advice letter even No. dated 03.04.2023.
5. Applicant letter dated 12.04.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B-0023206 dated 05.04.2023.

This is to certify that M/s. ARC Developers, GPA of Tvl.Kamil Yayaha Noor & Anish Yayaha Noor has Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing with Premium FSI at Old Door No. 3, New Door No. 5, Shastri Nagar 2nd Avenue (M.G.Road), Shastri Nagar, Adyar Chennai – 600 020 comprised in Old S.No.91/2 (Part), T.S.No.82, Block No.33 of Urur 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.

p.t.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/096/2023 dated 13.04.2023.

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,

for MEMBER-SECRETARY

Copy to:

1. M/s. Arc Developers,
Rep. by its Managing Partner, GPA of
Tvl.Kamil Yayaha Noor & Anish Yayaga Noor,
No.78, Greams Road, Thousand Lights,
Chennai – 600 006.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Registration
No.TN/29/Building/0153/2022 in Letter
No.TNRERA/4431/2022 dated
10.05.2022 and its Project name "NOOR
PEARL," valid up to 05.02.2024.)
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for
Building and Display Board)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage)

Note:

- (i) The Original Cash Receipt for the Security Deposit has been 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: 04.01.2024

To,

ARC Developers
No: 78, Greams Road,
Thousand Lights,
Chennai – 600 006.



Subject: Certificate of Completion of Construction Work of Residential building of the Project (TNRERA Registration Number **TN/29/Building/0153/2022**) situated on the Plot bearing Old Door No: 3, New Door No: 5, 2nd Avenue, Shastri Nagar, Adyar, Chennai – 600 020, comprised in Old S. No.91/2pt, T.S.No.82, Block No.33, of Uru Village, Velachery Taluk Chennai District. demarcated by its boundaries (latitude-12°-99' and longitude-80°-25' of the end points) to the North by MIG Plots to the South by 80 feet Road to the East by Plot No. S-4 to the West by Plot No. S-2 of Division Nungambakkam Village Nungambakkam Taluk Chennai District PIN 600 034 measuring 625.00 sq.mts. area being developed by **M/s. ARC Developers**

Sir,

I Thiru. K.Jamalmohideen have undertaken assignment as Architect of certifying completion of Construction Work of Residential building situated at Old Door No: 3, New Door No: 5, 2nd Avenue, Shastri Nagar, Adyar, Chennai – 600 020, comprised in Old S. No.91/2pt, T.S.No.82, Block No.33, of Uru Village, Velachery Taluk Chennai District. measuring 625.00 sq.mts area being developed by Tmt. **M/s. ARC Developers**


K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No: 15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/2024/02/001
Mobile : 98400 98425
E-mail : rjarchitects@gmail.com

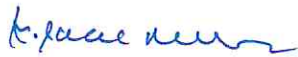
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) Thiru. K. Jamal Mohideen as Architect/Engineer
- (ii) Thiru. J. Prabakaran as Structural Consultant
- (iii) M/s. JS Consultant as MEP Consultant
- (iv) Thiru U. Thunappan as Site Supervisor/Clerk of Work

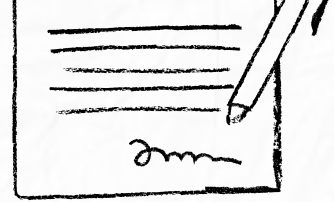
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Residential Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0100/2023** dated **13.04.2023** by Chennai Metropolitan Development Authority

Yours Faithfully,

Signature of the Registered Architect :


K. JAMAL MOHIDEEN, B.Arch.
Registered Architect - CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/2024/02/001
Mobile : 98400 98425
E-mail : rjarchitects@gmail.com

Name of the Registered Architect : **K.JAMAL MOHIDEEN / RA/Gr.I/19/02/001**



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



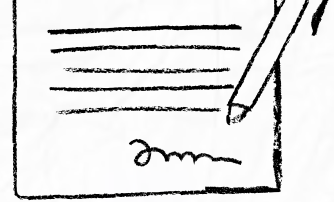
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Vastu & Property Management Tools

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

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