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™



Project - Quarterly Progress Report

Promoter's Name	:	**M/s. Ganesan Builders Pvt. Ltd.**
Project Name	:	**NAMAGIRI**
Project Registration No	:	**TN/29/Building/0023/2022 dated 20/01/2022**
Quarter Ending	:	**September 2023**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter (Sq. M)	Total Area (Sq. M)
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	**8**	**1249.00**
2.	Parking Lots	**9**	**9**
3.	UDS Registered in Sq.m.	**565.00**	**565.00**

B. Construction

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

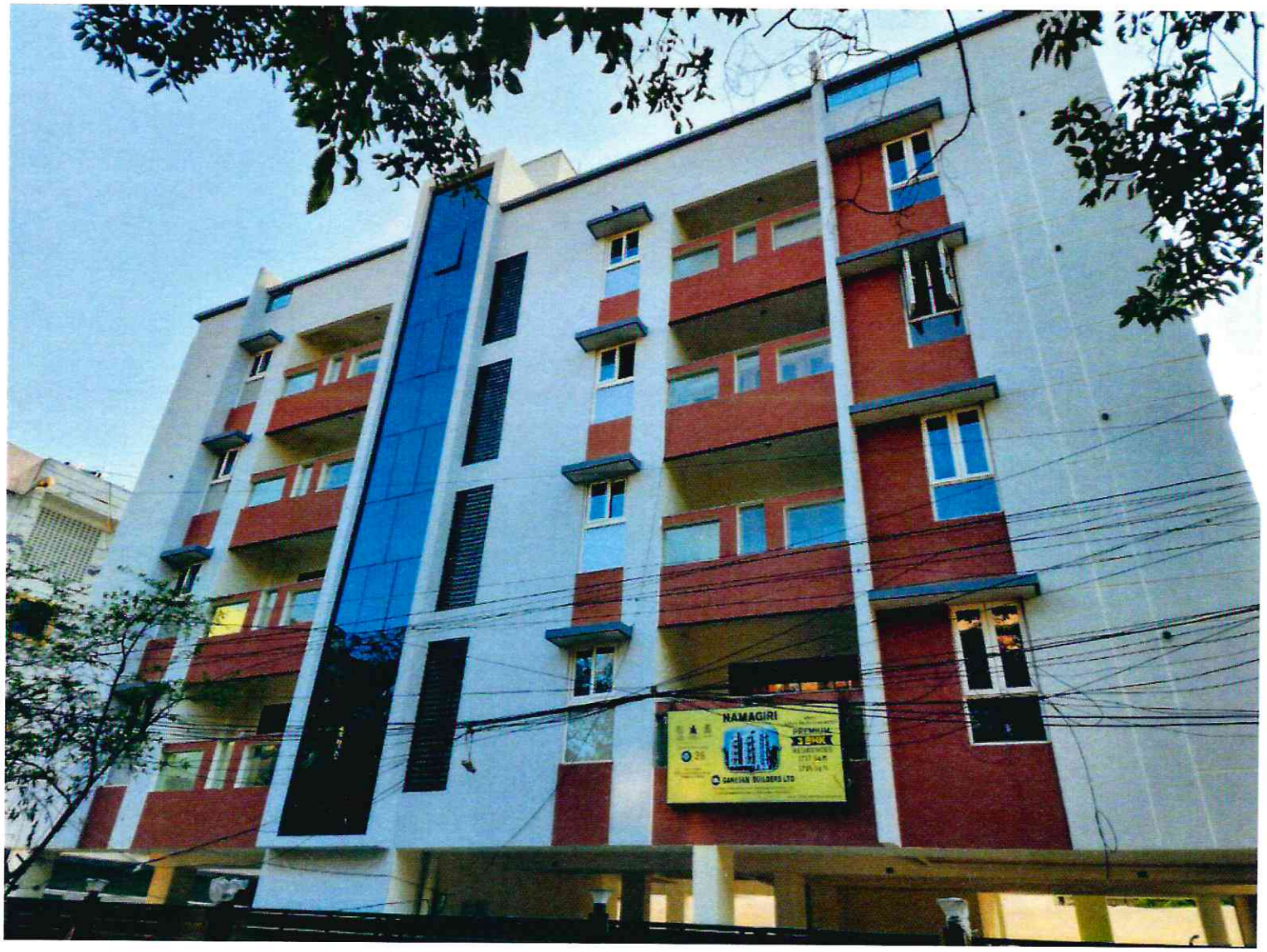
1. Completion Certificate No. **Enclosed** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) (in PDF Format) **NIL**
3. Annual Audit Report of Special Account in Form 7 -- (in PDF Format) **Enclosed**

D. Latest Photo with Date (Atleast from 2 angles) --- (in PDF Format) **Enclosed**

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






NAMAGIRI
3 BHK
GANESAN BUILDERS LTD









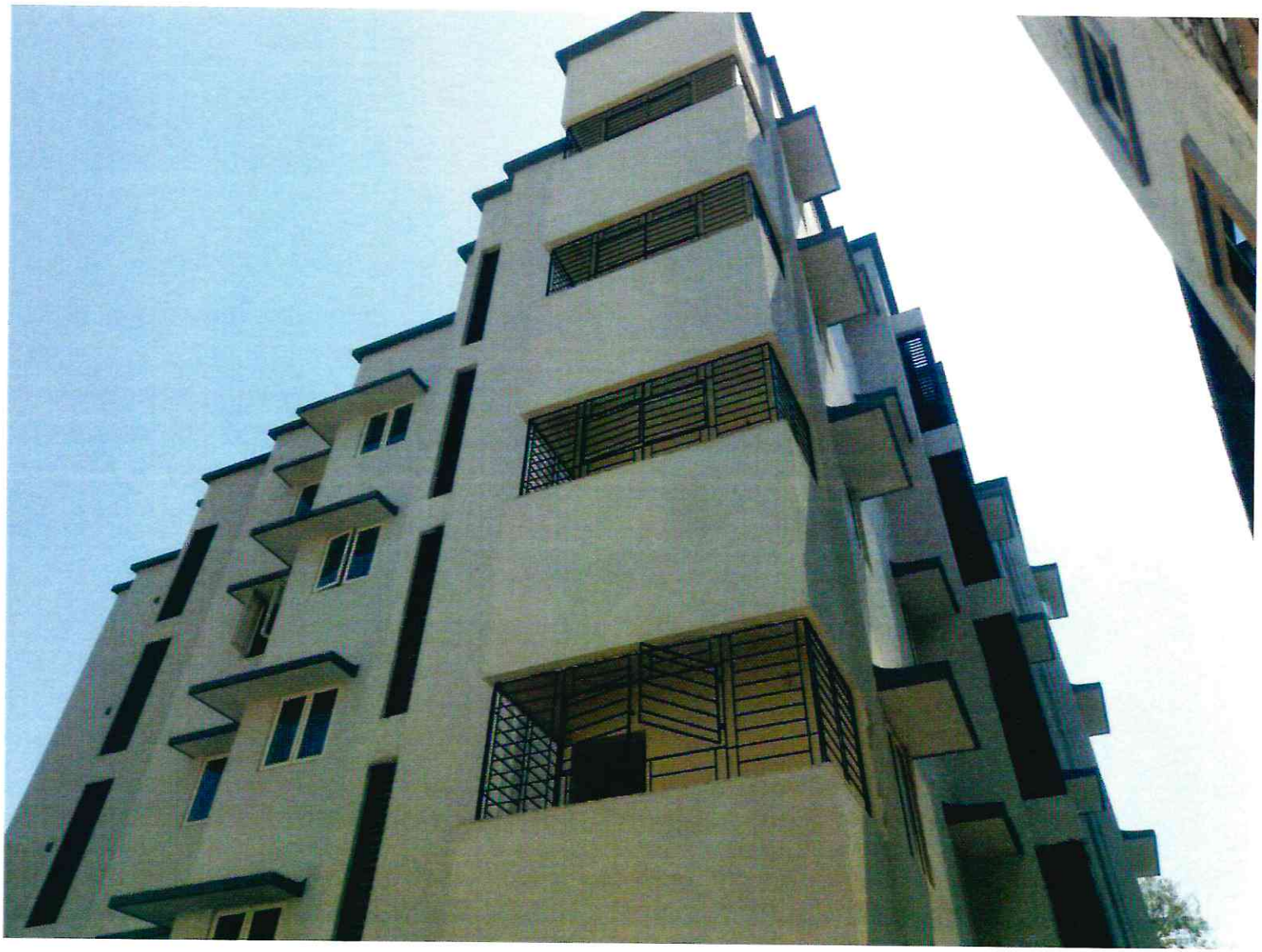







kirloskar
kirloskar
GREEN





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	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/0429/2022 **Dated: 21.12.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 4 Floors Residential Building with 8 dwelling units availing Premium FSI at New Door No.186 & 188, Old Door No.125/1 & 125/2, Venkatachalam Street and Sripuram 1st Street, Mylapore, Chennai-600 004 in R.S.No.1104/1,1104/2, & 1105 Block No.23 of Mylapore Village within the limit 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/82/2021 dated 18.03.2021 Permit No.13990 in letter No. PP/NHRB/S(B1)/0664/2020
3. Completion Certificate Application received from Thiru. Ganesan Builders Limited on 21.11.2022.
4. This office D.C.Letter even No. dated 12.12.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0022577 dated 13.12.2022.

*****

This is to certify that M/s. Ganesan Builders Limited, Represented by its Director Thiru.R. Karthick Narayanan, GPA for Tvl.1. Sudha Kasturirangan, 2. K.Amirtha 3. K.Srinath, has Completed the Construction of Stilt Floor + 4 Floors Residential Building with 8 dwelling units availing Premium FSI at New Door No.186 & 188, Old Door No.125/1 & 125/2, Venkatachalam Street and Sripuram 1st Street, Mylapore, Chennai-600 004 in R.S.No.1104/1,1104/2, & 1105 Block No.23 of Mylapore Village within the limit 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-I/401/2022 dated 21.12.2022.**

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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

S. Prithiviraj 22/12/22

for MEMBER-SECRETARY

22/12/22

Copy to:

1. M/s. Ganesan Builders Limited
   Represented by its Director Thiru.R. Karthick Narayanan
   GPA for Tvl.1. Sudha Kasturirangan,
   2. K.Amirtha 3. K.Srinath.
   No.46-A, C.P.Ramaswamy Road,
   Abiramapuram, Chennai-600 018

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

   (TNRERA Letter No. TNRERA/A4/8430/2021, dated 22.01.2022 & TN/29/Building/0023/2022
   (For Refund of Security Deposit for Building and Display Board)

3. The Deputy Financial Analyst
   Finance Division, CMDA.

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage).

Note:

(i) The Original Cash Receipt No. B0018481 dated 03.02.2021 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.

Er. J GUNASEELAN B.E.,
Registered Engineer

7

FORM-4
ARCHITECT'SCERTIFICATE

Date: 29-03-2023

To

M/s.Ganesan Builders Private Ltd.,
No.46-A, C.P. Ramaswamy Road,
Abhiramapuram,
Chennai-600 018.

Sub: **Certificate of Completion of Construction Work of NAMAGIRI Building(TNRERA Registration Number tn/29/Building/0023/2022) situated onthe Plot bearing Survey No.. R.S No. 1104/1, 1`104/2, and 1105, Block No. 23 of Mylapore Village, Mylapore Taluk, Chennai District, demarcated by its boundaries(Lattitude13°- 02' and Longtitude - 80° - 16') (North by Sripuram First Street, South by Old Door No.123 & 124, New Door No.192 & 190, V.M. Street, East by V.M.Street, West by No.1, Sripuram Street, measuring 1288.74 Sq.mts, being developed by Mls. GANESAN BUILDERS PRIVATELIMITED.**

Sir,

I have undertaken assignment as Architect/Engineer of certifying completionof Construction Work of the Building NAMAGIRI Building (TNRERA Registration Number TN/29/Building/0023/2022) situated onthe Plot bearing Survey No. . R.S No. 1104/1, 1104/2, and 1105, Block No. 23 of Mylapore Village, Mylapore Taluk, Chennai District, demarcated by its boundaries(Lattitude13°- 02' and Longtitude - 80° - 16') (North by Sripuram First Street, South by Old Door No.123 & 124, New Door No.192 & 190, V.M. Street, East by V.M.Street, West by No.1, Sripuram Street, measuring 1288.74 Sq.mts, being developed by Mls. GANESAN BUILDERS PRIVATELIMITED

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

(i)M/s/Thiru/Tmt.Gunaseelanas Architect/Engineer

(ii)M/s/Thiru/Tmt. Alex Jacobas Structural Consultant

(iii)M/s/Thiru/Tmt.ADES Solutions Pvt.Ltd., asMEPconsultant

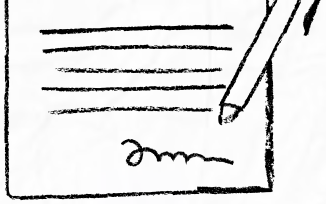
(iv)M/s/Thiru/Tmt.S.SaravanaprasadasSiteSupervisor/clerk
Of works

2. Based on Completion Certificate received from Structural Engineer and SiteSupervisorandto the best of my/our knowledge, I hereby certify that NAMAGIRIBuilding/ Block of the Building has been completed in all respects. The NAMAGIRI Building is granted Completion Certificate bearing No. CMDA/CC/NHRB/S/0429/2022 dt. 21-12-2022.

Yoursfaithfully

29/03/23

GUNASEELAN J. (B.E)
Registered Engineer Grade -II
RE/GR-II/20/08/153-CMDA
RE201572020-Greater Chennai Corporation
Cell:8220360325
Mail Id: gunacivil131@gmail.com
Address: No 63A Karpagam Nagar,
Ponniammanmedu, Madhavaram, Chennai-110.



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

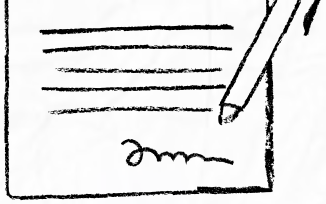
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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