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Project - Quarterly Progress Report

Promoter's Name	:	KAIZEN HOMES
Project Name	:	KAIZEN KAYAL
Project Registration No	:	TN/29/Building/259/2022 dated 08-07-2022
Quarter Ending	:	September - Year 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)	14	1201.22 ✓
2.	Parking Lots	14	14 ✓
3.	UDS Registered in Sq.m.	14	704.29 ✓

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	SINGLE BLOCK ✓	All Work Completed ✓
2.	Status of common Amenities for each Block/Tower, Item wise	NIL	NIL

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 % ✓
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1278 Lakhs ✓

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/S/0245/2023**
Dated 21-06-2023
2. Compliance Report, if any (Kindly Specify) **Attached** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **Attached** (in PDF Format)

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

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

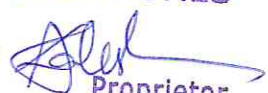
For KAIZEN HOMES


Proprietor

M/s.KAIZEN HOMES, KAIZEN KAYAL TNRERA Regn. No. TN/29/Building/259/2022
dated: 08-07-2022 located at Plot No. 8&9, Kumudham Nagar 4th Street, Lalith Avenue,
Mugalivakkam, Chennai – 600 125



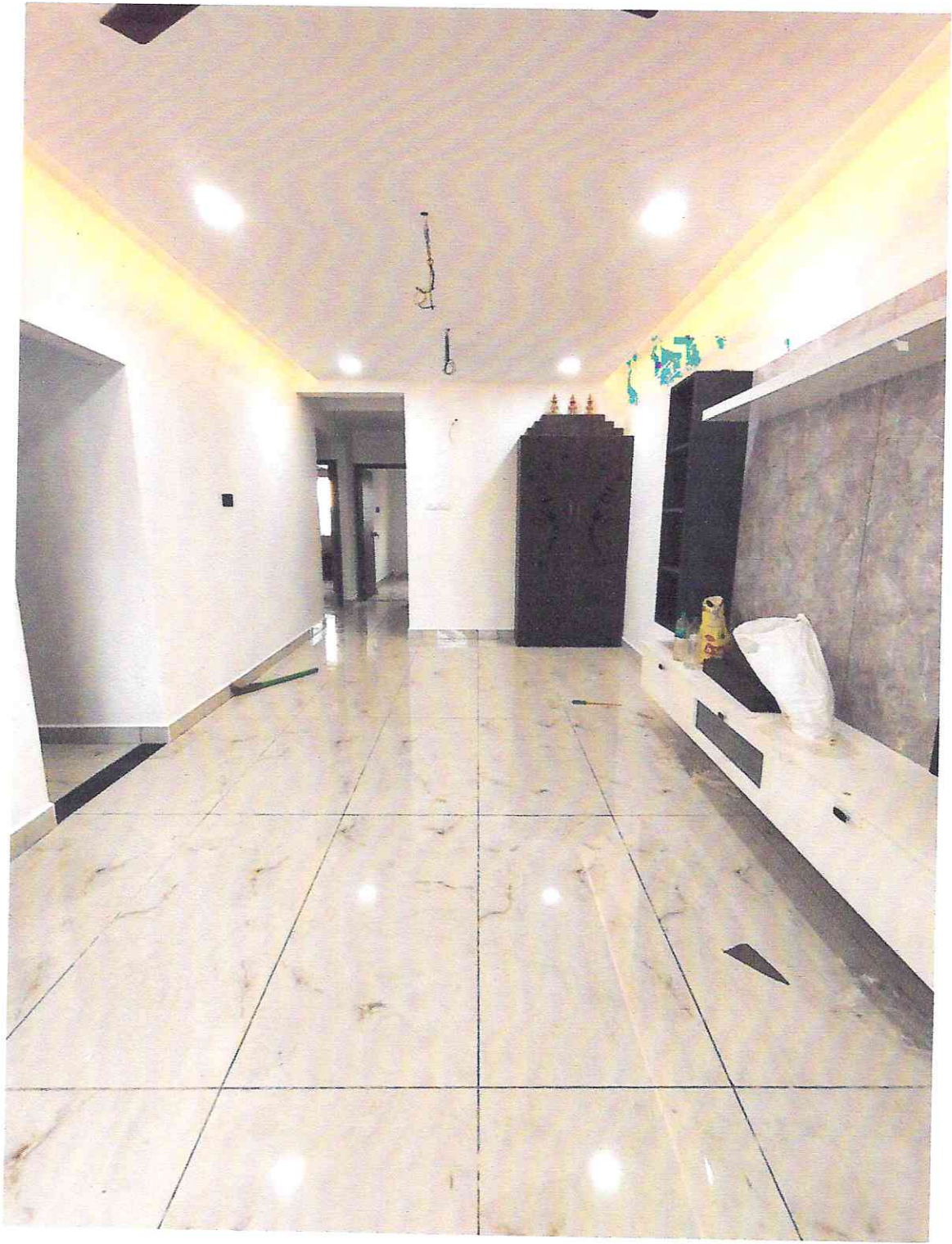
For KAIZEN HOMES

id. 
Proprietor



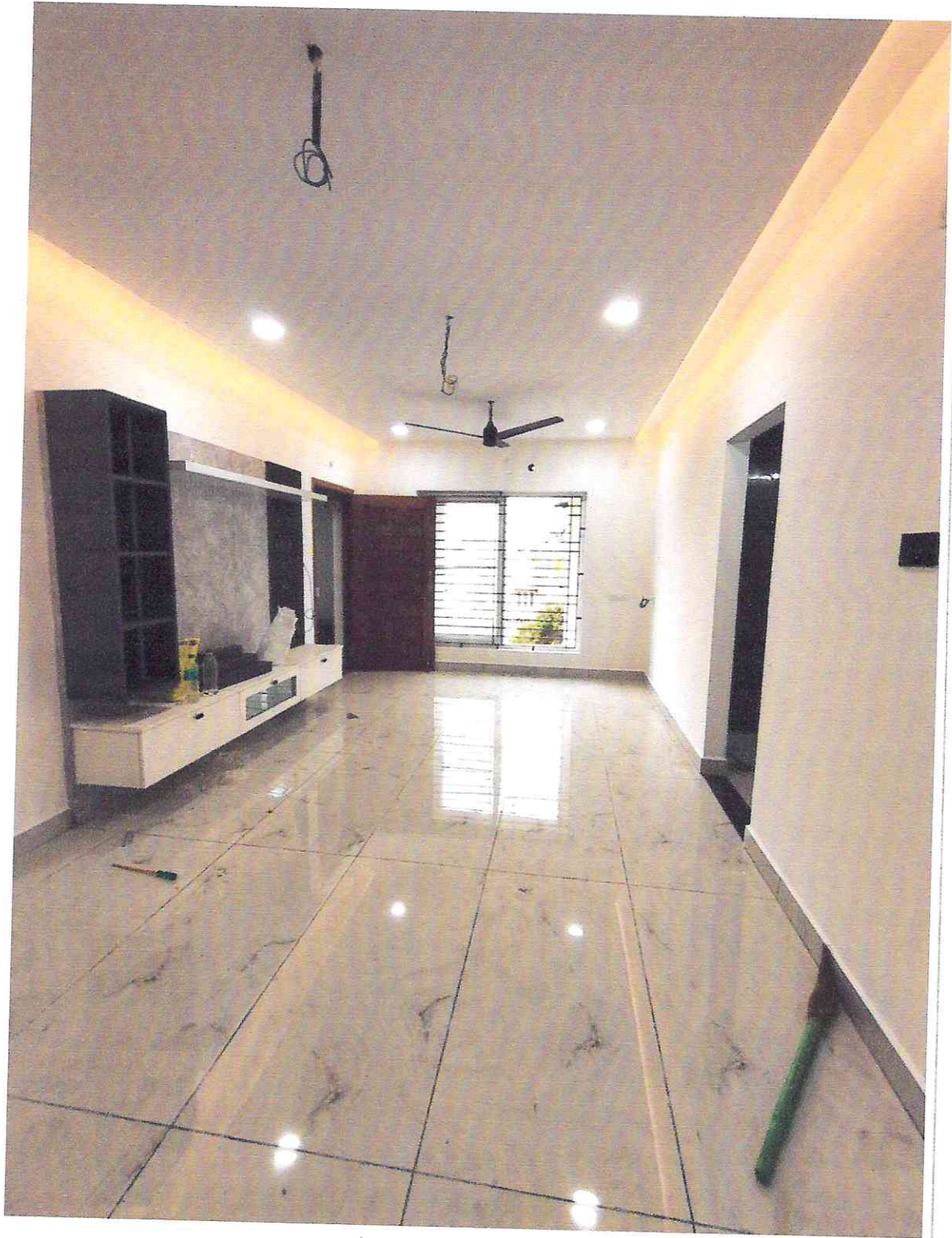
For KAIZEN HOMES

A. Akh
Proprietor



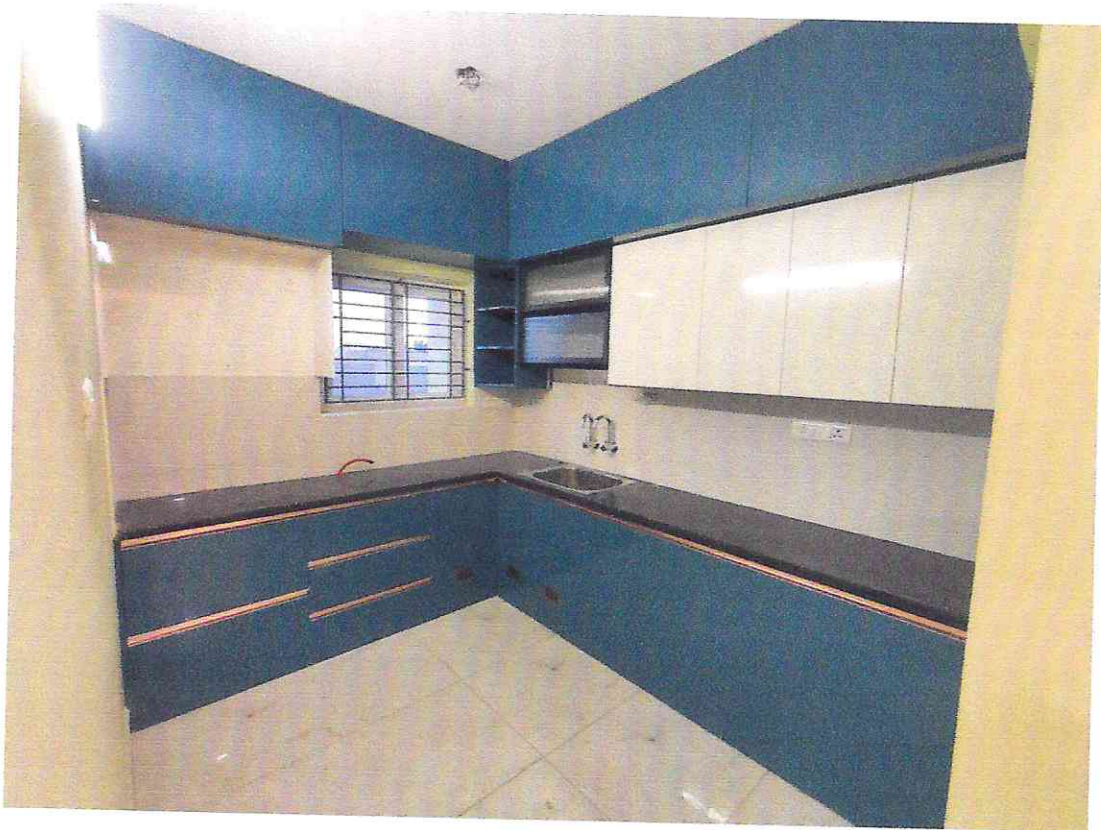
For KAIZEN HOMES

A. *[Signature]*
Proprietor



For KAIZEN HOMES

A. [Signature]
Proprietor



For KAIZEN HOMES

A. *Alekh*
Proprietor



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



15

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.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0245/2023

Dated:21.06.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors with 20 Dwelling Units of Residential Building availing Premium FSI at Plot No.8 & 9 (CMDA Approved Layout PPD/L.O.No.136/92), Lalith Avenue (Kumudham Nagar 4th Street), Mugalivakkam, Chennai – 600 125 comprised in S.No.70/6B3 & 70/6B4 of Mugalivakkam Village, within the Limits of Greater Chennai Corporation – Applied for Completion Certificate – 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 vide No.PP/NHRB/10 A & B/2022 dated 28.01.2022 in Planning Permit No.14487 in letter No.PP/NHRB/ S(B2) / 0556/2021 dated 28.01.2022.
 3. Completion Certificate Application received from M/s.Kaizen Homes Represented by its Proprietor Tmt.A.Anandalakshmi on 24.05.2023.
 4. This office D.C.Letter even No. dated 16.06.2023.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.C102220 dated 16.06.2023.

This is to certify that M/s.Kaizen Homes Represented by its Proprietor Tmt.A.Anandalakshmi has completed the Construction of Stilt Floor + 5 Floors with 20 Dwelling Units of Residential Building availing Premium FSI at Plot No.8 & 9 (CMDA Approved Layout PPD/L.O.No.136/92), Lalith Avenue (Kumudham Nagar 4th Street), Mugalivakkam, Chennai – 600 125 comprised in S.No.70/6B3 & 70/6B4 of Mugalivakkam Village, within the Limits of Greater Chennai Corporation for which Planning Permission was accorded 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 prescribed in Annexure XXIII of TNCDBR, 2019.

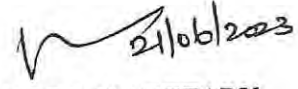
Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 202 /2023 dated 21.06.2023.

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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,


for MEMBER-SECRETARY
21/06/2023

Copy to:

1. M/s.Kaizen Homes Represented by its Proprietor
Tmt.A.Anandalakshmi
Door No.1 & 2A, Flat No.S2, Block-F,
Navarathna Apartment, Dhanalakshmi Nagar,
Manapakkam, Chennai-600 125.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA Project Registration certificate of No. TN/29/Building/0259/2022 dt.08.07. 2022 in the Project name of "Kaizen Kayal" in file No.TNRERA/9113/2022 with the valid period till December 2023)

(For Refund of Security Deposit Building, Display Board and Septic Tank)

For Web-hosting

Note:

- (i) The Original Cash Receipt No.B0020676, dt.04.01.2022 for the payment of 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.

3

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 12.12.2023

To

KAIZEN HOMES rep. by its Proprietor A. Anandalakshmi,
S2, Block-F, Plot 1&2A Navaratna Apartments
Dhanalakshmi Nagar, Manapakkam, Chennai – 600 125.

Subject: Certificate of Completion of Construction Work of **KAIZEN KAYAL** Project (TNRERA Registration Number – (TN/29/Building/259/2022 dated 08-07-2022) situated on the Plot bearing Plot No. 8&9, Kumudham Nagar 4th Street, Lalith Avenue, Mugalivakkam, Chennai – 600 125. IN Survey.no:70/6B3 & 70/6B4 demarcated by its boundaries (latitude and longitude of the end points) 13.01975,80.16980 to the North 13.01944,80.16973 to the South 13.01959,80.16988 to the East 13.01962,80.16970 to the West of Division Mugalivakkam Village, Alandur Taluk, Greater Chennai Corporation., measuring 2073.56 sq.mts. area being developed by **KAIZEN HOMES**.

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **KAIZEN KAYAL** Building situated on Plot No. 8&9, Kumudham Nagar 4th Street, Lalith Avenue, Mugalivakkam, Chennai. IN Survey.no:70/6B3 & 70/6B4 of Division Mugalivakkam Village, Alandur Taluk, Chennai District, PIN – 600 125 measuring 2073.56 sq.mts. area being developed by **KAIZEN HOMES**.

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

- (i) **Mr. Poovendran S** as Registered Engineer
- (ii) **Mr. Bharanitharan** as Structural Consultant
- (iii) **M/S.Mukund Associates** as MEP Consultant
- (iv) **Mr. Satheesh Kumar K** 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 **KAIZEN KAYAL** Building has been completed in all aspects. The Building is granted Completion Certificate bearing number – **CMDA/CC/NHRB/S/0245/2023 dated 21-06-2023** by CMDA.

Yours Faithfully,

Signature



S. POOVENDRAN, B.E., (Civil)

Poovendran S (RE/GR-II/2021/11/175)
Registered Engineer

CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Batter Street,
Mettukuppam, Chennai - 600 097.
E-mail: poovendran1993@gmail.com
Mobile: 91-73738 76844



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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

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