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Project - Quarterly Progress Report

Promoter's Name	:	Traventure Homes Pvt Ltd
Project Name	:	Zara
Project Registration No	:	TN/29/Building/0347/2022,dt.13/09/2022
Quarter Ending	:	September 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)	15	1320.64
2.	Parking Lots	9	
3.	UDS Registered in Sq.m.	15	445.93

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		100% work completed
2.	Status of common Amenities for each Block/Tower, Item wise		-

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	507.79

C. Details of Clearances

1. Completion Certificate No.C.C.No:EC/South-II/253/2023, dt.04/08/23
(only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 Attached (in PDF Format)





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

Letter No. CMDA/CC/NHRB/S/0286/2023

Dated:04.08.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units Affordable Housing at Plot No.1301A & 1301B, Ram Nagar 17th Main Road, Chennai 600 091 comprised in New S.No.125/254 & 125/255 of Madipakkam 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/142/2022 dated 18.05.2022 in Planning Permit No.14819 in letter No.PP/NHRB/S(B2)/0006/2022 dated 18.05.2022.
 3. Completion Certificate Application received from Tvl.Venkatraman & Anusha on 16.06.2023.
 4. This office D.C.Letter even No. dated 24.07.2023.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023856 dated 26.07.2023.

This is to certify that Tvl.Venkatraman & Anusha have completed the Construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units Affordable Housing at Plot No.1301A & 1301B, Ram Nagar 17th Main Road, Chennai 600 091 comprised in New S.No.125/254 & 125/255 of Madipakkam 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.,

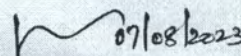
12/9/2023

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II / 253 / 2023 dated 04.08.2023.

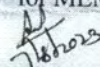
3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the 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.12).

Yours faithfully,

 07/08/2023

for MEMBER-SECRETARY

 7/8/2023

Copy to:

1. Tvl.Venkatraman & Anusha,
Door No.18/35, Plot No.18/35,
School Street,
Koyambedu,
Chennai-600 106.

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

(TNRERA Project Registration certificate of No. TN/29/Building/0347/2022 dt.13.09.2022 with the project Name "ZARA" in file No.TNRERA/12549 /2022 with the valid period 31.12.2023)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit Building, Display Board and Septic tank/STP)

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

For Web-hosting

Note:

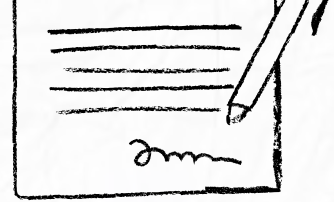
(i) The CMDA's Original CMDA payment receipt No.CMDA/PP/Ch/7462/202216941, dt.11.05.2022 for the payment of Security Deposit has been surrendered for refund by the applicant.

(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.









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Property Development & Approvals

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



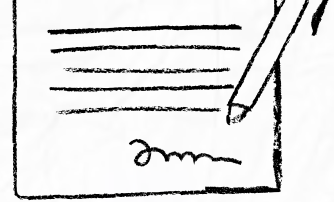
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Zoning & Land Use Analysis

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

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