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™



218

Ref to your email dated:28/02/2024

Project - FINAL Quarterly Progress Report as completed

Promoter's Name	:	**SEERALAN GOVINDARAJU**
Project Name	:	**GOVINDARAJU TOWERS**
Project Registration No	:	TN/29/Building/0444/2022 in file
Quarter Ending	:	**31st March Year 2024...**

A. Sales: Nothing has been sold as on date.

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)	8 Plus 1 commercial	1115.70 sq mts
2.	Parking Lots	11	300 sq.mts
3.	UDS Registered in Sq.m.	NIL	NIL

B. Construction: Completed

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**452**

C. Details of Clearances: Submitted on the 21/12/2023

1. Completion Certificate No. CMDA/CC/NHRB/C/02/2023 Dt 02/03/23
2. Compliance Report, if any .....None....
3. Annual Audit Report of Special Account in Form 7 Attached. Submitted on 21/12/2023
4. Latest Photo with Date (At least from 2 angles) submitted on 21/12/2023.

15/04/2024

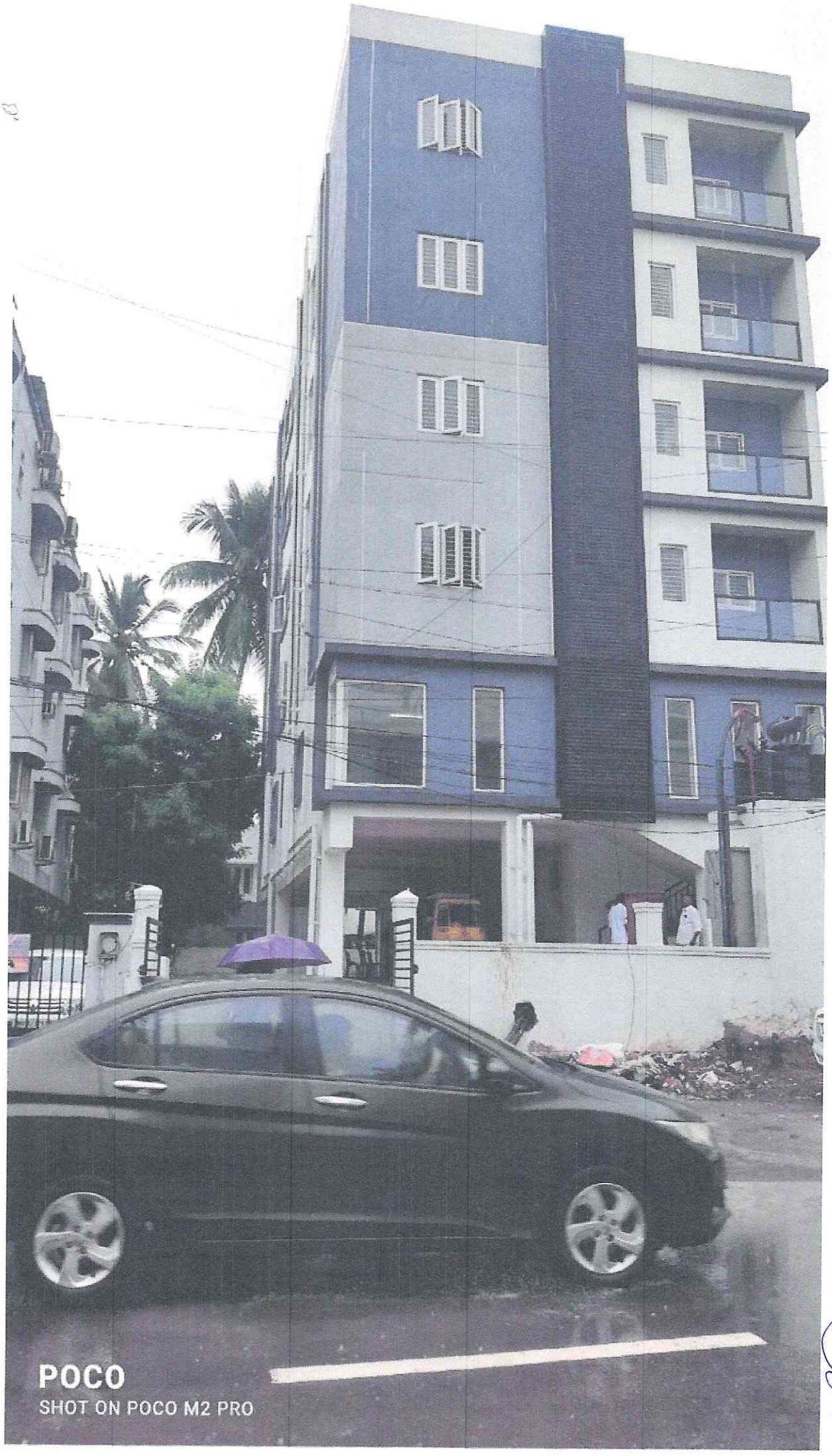
Note: Mail the above particulars to "reg.tnrera@tn.gov.in

Signature of owner

Seeralan


NO PARKING
Kanu Reddy Realty
POCO
SHOT ON POCO M2 PRO


WELCOME
POCO
SHOT ON POCO M2 PRO


POCO
SHOT ON POCO M2 PRO


POCO
SHOT ON POCO M2 PRO


POCO
SHOT ON POCO M2 PRO


SUNBEAM
kirloskar
kirloskar
PRO


POCO
SHOT ON POCO M2 PRO

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/C/02/2023 Dated: 02.03.2023

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt floor + 5 Floors, office (1st floor) Cum Residential Building with 8 Dwelling Units at Plot No.B-271, Door No.44, 10th Avenue, Ashok Nagar, Chennai comprised in Old S.No.183/2 part, T.S.No.54, Block No.58 of Kodambakkam Village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

Ref:
1. CMDA Planning Permission No. P.P.No. B/NHRB/ 318/2020 in Letter No. PP/NHRB/C/080/2020, dated 30.09.2020 in Planning Permit No.13687.
2. TNRERA Registration No.TN/29/Building/0444/2022, in file No.TNRERA/15084/2022, dated 31.10.2022.
3. Completion Certificate application through online dated 03.01.2023.
4. This office letter even no. dated 15.02.2023 addressed to the applicant.
5. The applicant letter dated 27.02.2023, submitted the Additional DC and I&A charges remitted in CMDA Receipt No.B0022993, dated 27.02.2023.
6. **W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.**

****

This is to certify that **Thiru.Prithviraj (GPA) for Mr.Sceralan Govindaraj** have constructed Stilt floor + 5 Floors, office (1st floor) Cum Residential Building with 8 Dwelling Units at Plot No.B-271, Door No.44, 10th Avenue, Ashok Nagar, Chennai comprised in Old S.No.183/2 part, T.S.No.54, Block No.58 of Kodambakkam Village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II / 51/2023, dated: 02-03-2023.**

Sceralan

//pto//

68

3. This Completion Certificate is issued 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. However, 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 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

3/3/2023

for MEMBER-SECRETARY

3/3/2023

Copy to:

1. **Thiru. Prithviraj (GPA) for Mr .Seeralan Govindaraj,**
   No.3/670, Baywatch Boulevard,
   Water Land Driver, Kaveri Nagar,
   Kottivakkam,
   Chennai – 600041.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA Registration
No.TN/29/Building/0444/2022, in file
No.TNRERA/15084/2022,
dated 31.10.2022, valid upto 29.09.2025.

3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building & Display Board. SD for Building & SD for Display Board remitted in **Receipt No. B0017111, dated 28.08.2020).**

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

Note:

(i) The Original Cash Receipt 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.

Seeralan

(51)

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 11/5/23

To

Mr Seeralan Govindaraju (Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of SEERALAN GOVINDARAJU Building/ ONE Block of the Building of the Project (TNRERA Registration Number TN/29/BUILDING/0447/2022) situated on the Plot bearing Survey no./Plot no./Door No. B-271 demarcated by its boundaries (latitude and longitude of the end points) 13°02'03.89"N 80°12'09.84"E. to 60' Road the B261/B262 North to the South B-270 to the East B272 to the West of Division KODAMBAKKAM Village CHENNAI Taluk CHENNAI District CHENNAI PIN 600083 measuring 5120 sq.ft. sq.mts. area being developed by (Promoter's Name) SEERALAN GOVINDARAJU

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of SEERALAN Building/Block/Tower ONE of the Building situated on the plot No./Survey no./ Door no B271 of Division 132 KODAMBAKKAM Village CHENNAI Taluk CHENNAI District CHENNAI PIN 600083 measuring 5120 sq.mts. /ft area being developed by (Promoter's Name)

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

(i) M/s/Thiru/Tmt. C.K. AJAY as Architect/Engineer

(ii) M/s/Thiru/Tmt. TAMIL VANNAN as Structural Consultant

(iii) M/s/Thiru/Tmt. ——— as MEP Consultant

(iv) M/s/Thiru/Tmt. M. RAJA. 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 SEERALAN GOVINDARAJU Building/ Block of the Building has been completed in all aspects. The ONE Building/ B271 Block of the Building is granted Completion Certificate bearing number CMDA/CC/ NIRB/02/2023 dated 02/3/23 by CMDA (Competent Authority).

Yours Faithfully,

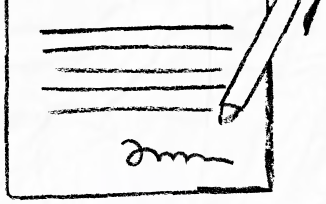
Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

C.K. AJAY

Ajay.C.K.
CA / 2018 / 94237
Registered Architect Grade - I
CMDA - RA/Gr.I /19/03/020
GCC - RA101002019

Er. M. RAJA, D.C.E.,
Registered Construction Engineer (CE)
CMDA Registration No. CE/2020/02/752,
No. 2235, First Street, Mullai Nagar,
Anna Nagar West, Chennai-600 040.

N.TAMILVANAN, M.E.(STRUCT.,)
Registration Structural Engineer GRADE-I (SE)
(CMDA) REG.No.SE/GR-I/19/
B&W STRUCTURAL DESIGN CONSULTANT
181/64, Gandhi Road, Velachery, Chennai-42.
Ph : 9677044466, 044-43237175
bwstructuraldesign@gmail.com



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

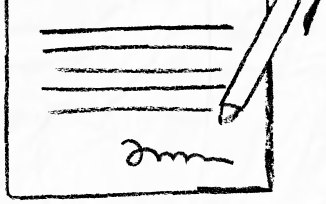
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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