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Project - Quarterly Progress Report

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Promoter's Name	:	Mrs. T.SANTHA
Project Name	:	Goldbell Towers
Project Registration No	:	TN/29/Building/462/2022
Quarter Ending	:	June, 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)	-- NIL --	-- NIL --
2.	Parking Lots	-- NIL --	-- NIL --
3.	UDS Registered in Sq.m.	-- NIL --	-- NIL --

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 % 450 lakhs

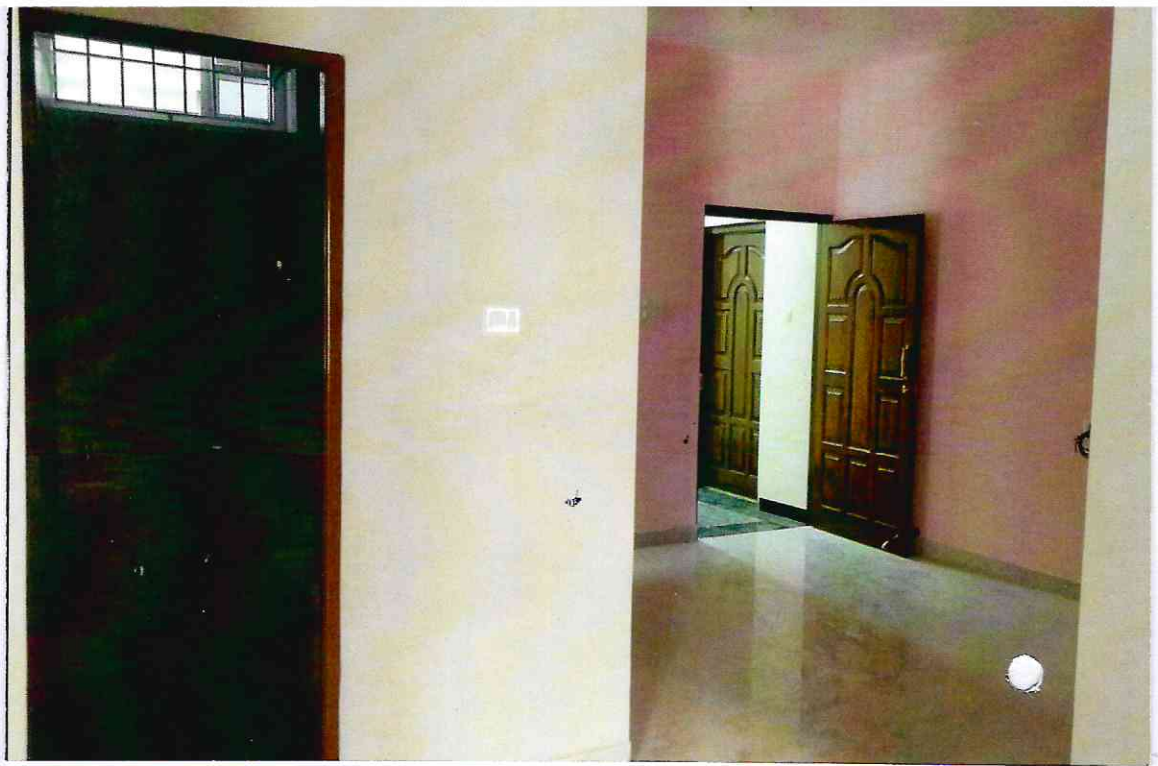
C. Details of Clearances

1. Completion Certificate No:CMDA/CC/NHRB/N-1/424/2022 dt.19/12/22.
2. Compliance Report, if any (Kindly Specify) - N.A - (in PDF Format)
3. Annual Audit Report of Special Account in Form 7: Attached.

D. Latest Photo with Date (Atleast from 2 angles) Attached – 21/09/23. (in PDF Format)

Santha





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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/N-1/424/2022

Dated: 19-12-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 3 Floors Residential building with 16 dwelling units at Door No.10, Mandapam Road, 4th Lane, Kilpauk, Chennai-10 comprised in Old S.No.55/1, revised S.No.55/101 and 126 (as per Doc.) S.No.55/126, 55/101 (as per patta), Block No.3 of Egmore village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/20/2021, in letter No. PP/NHRB/N/246/2020 dated 22.01.2021 in Planning Permit No.13928 availing with Premium FSI.
 2. Completion Certificate Application received from the applicant on 21.11.2022.
 3. This office letter even no. dated 15.12.2022 addressed to the applicant.
 4. Applicant's letter dated 16.12.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B-0022603, dated 16.12.2022.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Tmt.T.Santha has constructed Stilt Floor + 3 Floors Residential building with 16 dwelling units at Door No.10, Mandapam Road, 4th Lane, Kilpauk, Chennai-10 comprised in Old S.No.55/1, revised S.No.55/101 and 126 (as per Doc.) S.No.55/126, 55/101 (as per patta), Block No.3 of Egmore village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/20/2021, in letter No. PP/NHRB/N/246/2020 dated 22.01.2021 in Planning Permit No.13928 availing with Premium FSI 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 397 /2022, dated: 19-12-2022.

Santha

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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

P. S. S. S. S.
for MEMBER-SECRETARY

Copy to:

1. Tmt. T. Santha,
No. 1/1, Bhooshanom Street,
Ayanavaram,
Chennai-23.
2. The Chairperson, TNRERA
CMDA - Tower-II (1st Floor),
No. 1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA,
Chennai
4. The System Analyst, Computer
Cell, CMDA, (to update Webpage)

TNRERA registration certificate of project Form 'C'
No. TNRERA/14888/2022 and registration
No. TN/02/Building/462/2022 dated 09.11.2022. The
registration shall be valid till 03.10.2025.

(For Refund of SD for building & DB)

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.

FORM-4 ARCHITECT 'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

①

Date: 08/09/2023.

To
Mrs.T.SANTHA,
1/1, Bhooshanam St,
Ayanavaram, Chennai – 600023.

Subject: Certificate of Completion of Construction Work of Residential Building of the Building of the Project (TNRERA Regn No:TN.29/Building/462/2022) situated on the Plot bearing Survey No: 55/101 & 126, Door No: Old No: 10 & 11, New No:21, Mandapam Road 4th Lane, Kilpauk, Chennai-600010, demarcated by its boundaries (Latitude 13 05'14.0"N and Longitude 80 13'56.8"E of the end points) 13 05'14.0"N to the North to the South to the East 80 13'56.8"E to the West of Division No: 101, of Egmore Village, Egmore Taluk, Chennai District, PIN-600010, measuring 1494.20 sq.mts. area being developed by Mrs.T.SANTHA.

Sir,

I, S.P.RAJAVEL, have undertaken assignment as Architect of certifying completion of Construction Work of of the Building situated on the Survey No.: 55/101 & 126, Door No: Old No: 10 & 11, New No:21, Mandapam Road 4th Lane, Kilpauk, Chennai-600010, of Division : 101, Egmore Village, Egmore Taluk, Chennai District, PIN:60010, measuring 1494.20 sq.mts. area being developed by Mrs.T.SANTHA.

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

- (i) Thiru. S.P.RAJAVEL as Architect.
- (ii) Thiru. S.PONNIVEL, as Structural Consultant
- (iii) Thiru. R.NIRMALAN as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that the Building has been completed in all aspects. The Building is granted Completion Certificate bearing No: CMDA/CC/NHRB/N-1/424/2022 dated 19/12/2022 by Chennai Metropolitan Development Authority.

Yours Faithfully,



Signature & Name

(S.P.RAJAVEL)

(License No: RA/Gr-1/19/03/026)

Ar.S.P.RAJAVEL, B.Arch.,
REGISTERED ARCHITECT GR.I (RA)
CMDA Reg. No. RA /Gr.I / 19 / 03 /026
No. 19, 1st Floor, C-47, Anna Nagar Plaza,
2nd Avenue, Anna Nagar, Chennai - 600 040.
Cell : 95000 40507.
E-mail : rajavel_ar@yahoo.com



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