



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	:	Altis Properties Private Limited
Project Name	:	PALACIO COURT
Project Registration No	:	TN/29/BUILDING/00207/2023 dt: 12.05.2023
Quarter Ending	:	June 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	7 UNIT	2223.64 Sq.m.
2.	Parking Lots	8 PARKING	
3.	UDS Registered in Sq.m.	4 UNIT	444.63 Sq.m.

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	100%(36 Crores)

C. Details of Clearances

1. Completion Certificate No. Not Applicable
2. Compliance Report, if any (Kindly Specify) Not Applicable
3. Annual Audit Report of Special Account in Form 7 Not Applicable

D. Latest Photo with Date (Atleast from 2 angles)

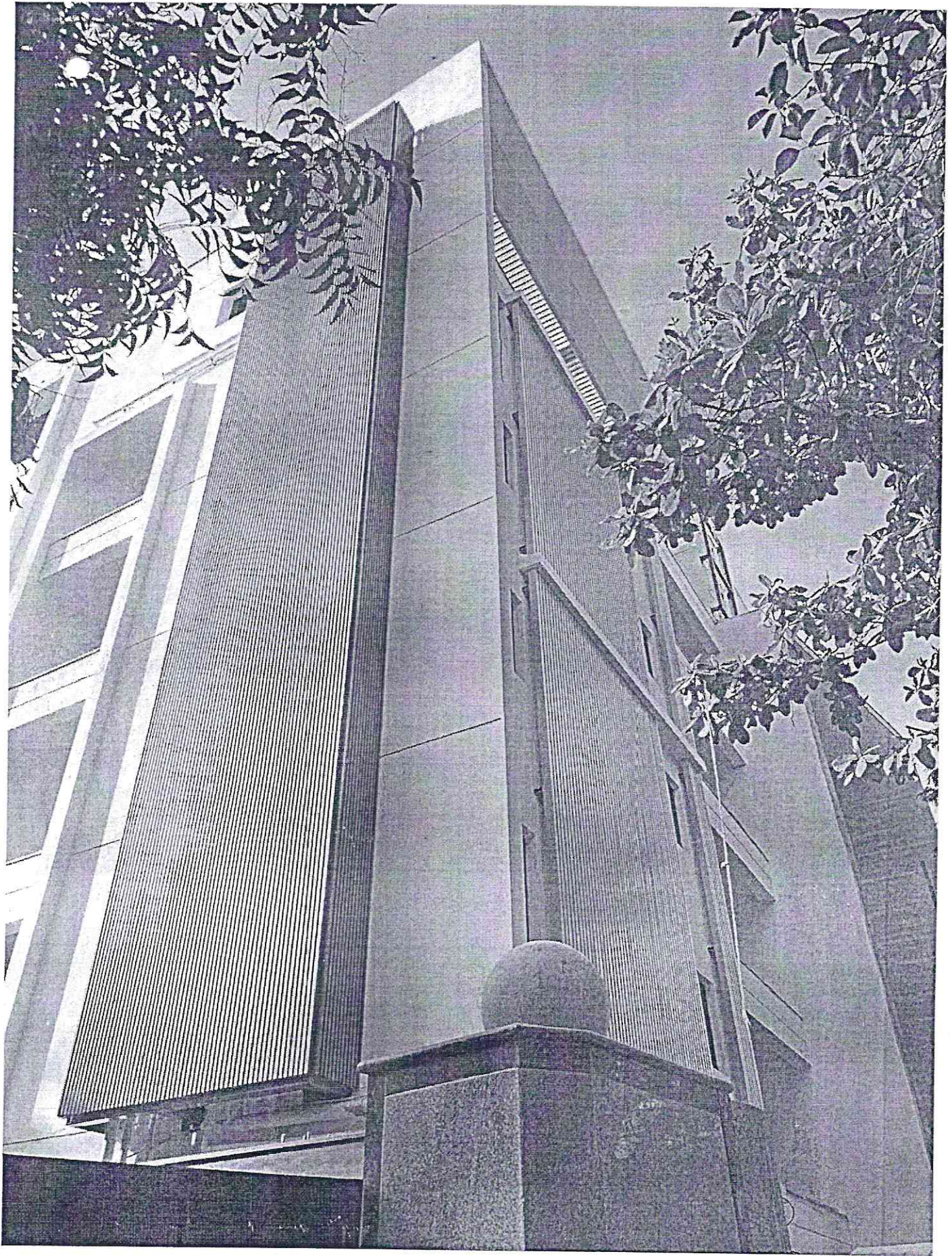
For Altis Properties Private Limited

Authorised Signatory



For Altis Properties Private Limited


Authorised Signatory



For Altis Properties Private Limited

Authorised Signatory



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



23



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
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/C/160/2024

Dated: 21.06.2024

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 5 Floors Residential building with 9 dwelling units availing Premium FSI at Old Door No. 7, New Door No. 2, 1st Street, Nawab Habibullah Avenue, Nungambakkam, Chennai comprised in Old R.S.No. 86 part, New R.S.No.86/13, 86/14, 86/24 & 86/25, Block No. 15 of Nungambakkam Village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P No. OL-PP/NHRB/0139/2023 in Planning Permit No.OL-00268, in letter No. CMDA/PP/NHRB/C/686/2022 dated 11.04.2023.
 2. Your Completion Certificate application through online dated 15.04.2024.
 3. TNRERA Registration No. TN/29/Building/00207/2023, in Letter No. TNRERA/03995/2023 dated 12.05.2023 valid till 31.12.2024.
 4. This office letter even no. dated 14.06.2024 addressed to the applicant.
 5. Additional Development Charges and I & A charges remitted in CMDA Receipt No. B0025795, dated 18.06.2024.
 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 M/s. Altis Properties Pvt. Ltd., Rep by its Director and Authorised signatory Atul Gupta has constructed a Stilt Floor + 5 Floors Residential building with 9 dwelling units availing Premium FSI at Old Door No. 7, New Door No. 2, 1st Street, Nawab Habibullah Avenue, Nungambakkam, Chennai comprised in Old R.S.No. 86 part, New R.S.No.86/13, 86/14, 86/24 & 86/25, Block No. 15 of Nungambakkam Village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per the approved plan in reference 1st cited and satisfies the Norms for issuing the Completion Certificate as per the TNCDBR – 2019 norms.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I / 220 /2024, dated: 21.06.2024.

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 the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 6th cited (Also indicated in the Planning Permission approval letter).

Yours faithfully,

S. P. 
for MEMBER-SECRETARY
21/06/2024

Copy to:

1. M/s. Altis Properties Pvt. Ltd.,
Rep by its Director and Authorised signatory
Atul Gupta,
Door No. 19, 4th floor, Bluehaven,
Harington Road,
Chennai – 600 031.

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/00207/2023, in Letter No.
TNRERA/03995/2023 dated 12.05.2023
valid till 31.12.2024

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of Security Deposit for Building
and Display Board)

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

Note:

As per O/o.No.1/2023 dated 12.01.2023 the applicant furnished the necessary documents for a refund of the Security deposit for releasing the Completion Certificate.

ARCHITECT'S CERTIFICATE

TO

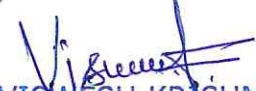
The Real Estate Regulatory Authority
Gandhi Irwin Road, Egmore
Chennai 600008

SUB : Certificate of Completion of Construction Work of **M/s. ALTIS PROPERTIES PVT LTD,** PALACIO COURT, (TNRERA Registration Number TN/29/Building/00207/2023 dated 12.05.2023) situated on the old R. S. No. 86 (part), new R. S. Nos. 86/13, 86/14, 86/24 and 86/25, in Block No.15, demarcated by its boundaries : North by : land in R. S. Nos. 86/2 (part), 86/3 (part), 86/4 and 86/12, South by : land in R. S. No. 86/23, East by : Nawab Habibullah Avenue 1st Street, West by : land in R. S. Nos. 86/2 (part), 86/9 (part) and 86/23, of Nungambakkam Village, Egmore Taluk, Chennai District, situated at old No. 7, new No. 2, Nawab Habibullah Avenue 1st Street, Nungambakkam, Chennai 600 006, Tamilnadu, measuring 11,470.25 sq.ft.. being developed by M/s ALTIS PROPERTIES PVT LTD.,

Sir,

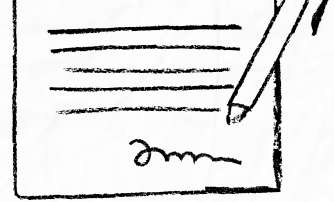
1. We have undertaken assignment as Architect / Engineer of certifying completion of Construction Work of PALACIO COURT of the Building situated at old No. 7, new No. 2, Nawab Habibullah Avenue 1st Street, Nungambakkam, Chennai 600 006, Tamilnadu, measuring 11,470.25 sq.ft.. being developed by M/s ALTIS PROPERTIES PVT LTD.,
2. Following technical professionals are appointed by Promoter (as applicable)
 - (i) M/s. Natraj & Venkat, as Architect
 - (ii) M/s. Alex Jacob as Structural Consultant
 - (iii) M/s. Lakshmi & Associates, as MEP consultant
 - (iv) Mr. Saravanan, as Site Supervisor
3. Based on Completion certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, we hereby certify that PALACIO COURT has been completed in all aspects. The PALACIO COURT Building is granted completion Certificate bearing number CMDA/CC/NHRB/C/160/2024 dt. 21.06.2024, by Chennai Metropolitan Development Authority.

Yours faithfully,


R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA/2019/110872
CORPORATION REGN. NO. RA003282022
A-302, PELICAN NEST, 48/148, CREEK STREET,
BOYDESHWARI NAGAR, THORAIPAKKAM,
CHENNAI-600 097. PHONE: 9884022352

Architect's seal and sign





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.



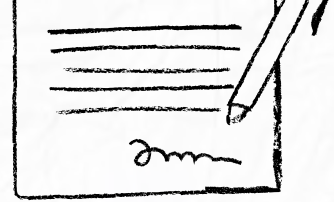
NRI & Investment Services

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



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](tel:+919996129996)
www.verified.realestate