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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	M/s. Russel Foundations Private Limited
Project Name	:	Lion's Gate Apartment
Project Registration No	:	TN/01/BUILDING/0070/2023
Quarter Ending	:	December 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	8	9937 Sq.ft
2.	Parking Lots	4	-
3.	UDS Registered in Sq.m.,	423.99 Sq.m	NIL

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Ariel	- Second Floor Roof - First Floor AAC Block Work
		Den	- Head Room - Water Tank Concrete
		Leo	- Outer Plastering - Terrace Waterproofing
		Simba	- Roof Tiles - Toilet Tiles Work Ongoing - Staircase Granite Laying - Concealed Plumbing Work
2.	Status of common Amenities for each Block/Tower, Item wise	NIL	Sump – 4 Blocks

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	75%
	ii) Financial	55%

C. Details of Clearances

1. Completion Certificate No. ----- (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 ----- (in PDF Format)

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

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

SIMBA BLOCK



LEO BLOCK



DEN BLOCK



ARIEL BLOCK





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**
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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

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We're honored to be part of your
real estate journey

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