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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	ETICA DEVELOPERS PRIVATE LIMITED
Project Name	:	ETICA SAICHARAN
Project Registration No.	:	TN/29/Building/0073/2023
Project Registration Date	:	08/02/2023
Project Completion Date	:	26/04/2024
Quarter Ending	:	(March/June/September/December) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	AXIS BANK LTD
Bank Branch	:	KILPAUK
Bank A/c No.	:	922020066805578

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.5,32,14,000/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.5,32,08,413/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	05	1114.90 ✓
	b) UDS Registered	05	514.68 ✓

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1A	Yes	Yes
2.	2A	Yes	Yes
3.	3A	Yes	Yes
4.	4A	Yes	Yes
5.	5A	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	SINGLE BLOCK	100% COMPLETED
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	Not Applicable
3.	Status of other Common Amenities as indicated in the Construction Agreement	Not Applicable	Not Applicable

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.4,80,70,000 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical	Not Applicable
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) Attached (in PDF Format)



21

FORM-4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date: 22/01/2025

To

ETICA DEVELOPERS PVT LTD
No .24, Exotica Building, 6th Floor,
Venkatnarayana Road, T.Nagar,
Chennai - 600 017.

Subject: Certificate of Completion of Construction Work of ETICA SAICHARAN Building/ 01 Block of the Building of the Project (TNRERARegistration Number TN/29/Building/0073/2023 situated on the Land bearing Survey no. T.S.No-6 /Plot no. 373(W)/ Old No.2, New Door No.15, 4th Avenue, 26th Cross Street, Indira Nagar, Chennai – 600 020 demarcated by its boundaries (latitude and longitude of the end points) 12.9930183 to 80.2537738 the 50 Feet Road North to the South C.P.W.D Land to the East 30 Feet Road and to the West of Division Plot No. 372 (W) Village Thiruvannmiyur, Taluk Velachery, District Chennai PIN 600 020 measuring 514.68 sq.mts. area being developed by Etica Developers Pvt Ltd.

Sir,

I/We Nataraj and Venkat have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of ETICA SAICHARAN Building/Block/Tower 01 of the Building situated on the plot No. 373 (W) /Survey no. T.S.No-6 / Old No.2, New Door No.15 of Division 16 Village Thiruvannmiyur Taluk Velachery District Chennai PIN 600 020 measuring 514.68 sq.mts. area, being developed by Etica Developers Pvt Ltd

1.Following technical professionals have been appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. Nataraj and Venkat as Architect/Engineer
- (ii) M/s/Thiru/Tmt. Kannan as Structural Consultant
- (iii) M/s/Thiru/Tmt. Mukund and Associates as MEP Consultant
- (iv) M/s/Thiru/Tmt. as Gajapathy Site Supervisor/Clerk of Works

2.Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that ETICA SAICHARAN Building/ Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The ETICA SAICHARAN Building/ Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0067/2024 dated 26/04/2024 by CMDA (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No)

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

C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED
STRUCTURAL ENGINEER
(To be furnished on completion of building)**

I/We C. Kannan have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower **ETICA SAICHARAN** of the building comprising of **05** floors situated in the land bearing Survey Number T.S.No-6 / Plot no.37(w), Old Door No.2 New Door No.15 , 4th Avenue, 26th Cross Street, Indira Nagar, Chennai – 600 020 Thiruvannamiyur Village.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.
Signature, Name and seal
of the Registered Structural Engineer



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.



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



NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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