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™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	AARTI PROMOTTERS PRIVATE LIMITED
Project Name	:	AARTI SRI RANGA
Project Registration No.	:	TN/29/Building/0022/2024
Project Registration Date	:	30-01-2024
Project Completion Date	:	18-03-2025
Quarter Ending		June 2025

RERA Separate Bank A/c Details

Bank Name	:	CANARA BANK
Bank Branch	:	ANNA NAGAR EAST
BankA/c No.	:	120025999371

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.11,09,44,985/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.11,09,12,499/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

SI. 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	10	Total area 1361.50 Sq.m. for 10 units
	b) UDS Registered	10	Total UDS 504.80 Sq.m. for 10 units

2. Furnish the details Flat-wise

Sl. No.	Flat No. as.in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	1-A	Yes	Yes
2	1-B	Yes	Yes
3	2-A	Yes	Yes
4	2-B	Yes	Yes
5	3-A	yes	Yes
6	3-B	Yes	Yes
7	4-A	Yes	Yes
8	4-B	Yes	Yes
9	5-A	Yes	Yes
10	5-B	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/rower, Floor-wise	Block - 1	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	-NA-	-NA-
3.	Status of other Common Amenities as indicated in the Construction Agreement	-NA-	-NA-

Sl. No.	Description	Percentage
1.	Percentage of completion Block/ Tower Floor-**wise** i) **Physical**	100% Completed
	ii) Financial (Enter Anticipated Project Cost in **Lakhs)**	Rs.11,09,44,985/-
2.	**Percentage** of completion of Common Amenities i) **Physical**	-NA-
	Ii) Financial (Enter Anticipated Project Cost in **Lakhs)**	-NA-

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













29


AARTI
SRI RANGA
GRACE
NUTS & SPICES
Wholesale & Retail
RANGA
GPS Map Camera
Chennai, Tamil Nadu, India
16/12, Aarti Sri Ranga, 5th Main Rd, Near R B S Tailor's,
Nanganallur, Chennai, Tamil Nadu 600061, India
Lat 12.982765° Long 80.185939°
11/07/2025 02:21 PM GMT +05:30
Google

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/S/0536/2024 **Dated:18.03.2025**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units Availing with Premium FSI, at Plot No.C-18, Door No.16/2A, Nanganallur Co-Operative Housing Society, 5th Main Road, Nanganallur, Chennai – 600 061, comprised in Old S.No.39/2 (as per Doc.), T.S.No.4 (as per Patta), Block No.19, Ward - B of Nanganallur Village, Within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No.OL-PP/NHRB/0319/2023, in Planning Permit No.OL-00460 in letter No. CMDA/PP/NHRB/S/0410/2023 dated 17.08.2023.
3. Completion Certificate Application received from M/s.Aarti Promotters Private Limited Represented by its Director Thiru.C.S.Ragupathi dated 16.12.2024.
4. This office D.C.Letter even No.dated 13.03.2025.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No. B0026599 dated 17.03.2025 with enclosures.

*****

This is to certify that M/s.Aarti Promotters Private Limited Represented by its Director Thiru.C.S.Ragupathi has Completed Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units Availing with Premium FSI, at Plot No.C-18, Door No.16/2A, Nanganallur Co-Operative Housing Society, 5th Main Road, Nanganallur, Chennai – 600 061, comprised in Old S.No.39/2 (as per Doc.), T.S.No.4 (as per Patta), Block No.19, Ward - B of Nanganallur Village, Within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 094 / 2025, dated 18.03.2025.**

3. 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 rule 20 (6) Annexure XXIII of TNCDBR, 2019 does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who have signed 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

18/03/2025

for MEMBER-SECRETARY

Copy to:

1. M/s.Aarti Promotters Private Limited
   Represented by its Director Thiru.C.S.Ragupathi,
   Plot No.1, Door No.31, 6th West Cross Street,
   Shenoy Nagar,
   Chennai - 600 030.

18.3.25

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA Project Registration Certificate No.TN/29/Building/0022/2024 dt.30.01.2024 with the Project name of "AARTI SRI RANGA" for the building in the site under reference in file No.TNRERA/11520/2023 with the valid period till September 2028 in the applicant name M/s.Aarti Promoters Private Limited – GPA Holder & Tmt.Vijayalakshmi Arun Babu - Land Owner)

3. The Deputy Financial Analyst
   Finance Division, CMDA. (For Refund of Security Deposit for Building, and Display Board)

4. The System Analyst, Computer Cell, CMDA (For Web-hosting)
   (to update Webpage).

Note:

(i) The copy of CMDA's Cash Receipt No.CMDA/PP/Ch/11616/2023, dt.16.08.2023 for the payment of the Security Deposit has been surrendered for refund by the applicant.

(ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

C. SUBBA RAO B. Arch., A.I.I.A.
A R C H I T E C T

"Kences Enclave"
Block II, G. Floor 'B',
1, Ramakrishna St.,
T. Nagar,
Chennai - 600 017.
Ph. : Off : 28142725
29510757

9

FORM-4A
ARCHITECT'S CERTIFICATE
(To be furnished on Completion of the Building)

Date : Date:11.07.2025

To
M/s. Aarti Promotters Private Limited,
Rep by Mr. C.S. Ragupathi,
Plot No.1, Door No.31,
6th West Cross Street,
Shenoy Nagar,
Chennai 600030.

Sub : Certificate of Completion of Construction Work of "**AARTI SRI RANGA**" Residential Building of the project **TNRERA Registration Certificate Number :TN/29/BUILDING/0022/2024 dated: 30.01.2024** situated on the Plot No. C-18, Door No.16/2A, Nanaganallur Co-Operative Housing Society, 5th Main Road, Nanaganallur, Chennai-600061, comprised in Old S.No.39/2(as per Doc), T.S.No.4 (as per patta), Block No.19, demarcated by the boundaries (latitude and longitude of the end points) 12.982333,80.185737 **and 12°58'57" N 80°11'09" E** of Division Nanganallur Village, Alandur Taluk, Chennai District, Chennai – 600 061, measuring 504.65 Sq.Mtrs, area being developed by **M/s. Aarti Promotters Private Limited.**

Sir,

I have undertaken assignment as Architect for certifying the completion of construction work of "**AARTI SRI RANGA**"of the Building situated on the Plot No. C-18, Door No.16/2A, Nanaganallur Co-Operative Housing Society, 5th Main Road, Nanaganallur, Chennai-600061, comprised in Old S.No.39/2(as per Doc), T.S.No.4 (as per patta), Block No.19, Nanganallur Village, Alandur Taluk, Chennai District, Chennai – 600061, measuring 504.65 Sq.Mtrs, area being developed by **M/s. Aarti Promotters Private Limited.**

2. Following technical professionals have been appointed by Promoter
   (i) Thiru.C.Subba Rao, as Architect
   (ii) Thiru. B.B. Bopayya, as Structural Engineer,
   (iii) Thiru. B.K.Suresh Balaji, as Site Engineer.

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge. I hereby certify that "**AARTI SRI RANGA**" Residential Building has been completed in all aspects as per the planning permission issued by the **CMDA** and Building Permission issued by the **Greater Chennai Corporation**. The "**AARTI SRI RANGA**" Residential Building is granted Completion Certificate bearing Number:C.C.No.EC/South-II/094/2025 dated 18.03.2025 issued by CMDA.

Thanking You

Yours Faithfully

C.Subba Rao, B.Arch.,
Architect

C. SUBBA RAO B.Arch., A.I.I.A
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
CMDA REG. No. RA/Gr.I/19/03/049
GCC REG. No. RA100222019

C. SUBBA RAO ASSOCIATES
ARCHITECTS
Email : subbaraoassociates@gmail.com Web : www.subbaraoassociates.com

Date: 07.07.2025

FORM-4B

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

I/We B.B. BOPAYYA have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower AARTI SRI RANGA of the building comprising of S + 5 floors situated in the land bearing Survey Number/s 39/2, Plot No. C-18, Door No. 16/2A, Nanganallur, Co-Operative Housing Society, 5th Main Road Nanganallur, Chennai – 600 061, T.S.No.4 (as per Patta), Block No.19, Ward No.B, of Nanganallur 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,

Signature, Name and seal
of the Registered Structural Engineer

B.B. BOPAYYA
B.Tech (civil), M.E (struct), BITS.Pilani, AMIA StructE.
MIIV, AIBI, CE(I), MACCE, AIET(UK)
SE/GR-I/19/05/125
RSE100552019
CGLRGN/SE/Gr-I/2019/11/048.

13

Dated...07/07/2025
F.No.

BELLIAPPA & ASSOCIATES
CONSULTING ENGINEERS & VALUERS

I/We M/s. Belliappa Associates - Mr.Bopayya B. B have undertaken assignment as Structural Engineer for the detailed design and construction of the S+S building Door No.16, 5th Main Road, Nanganallur, Chennai - 600061.

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,

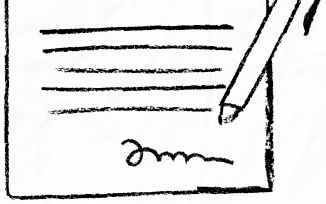
By hy-

B.B. BOPAYYA
B.Tech (civil), M.E (struct), BITS-Pilani, AMIA StructE,
MIIV, AIEI, CE(I), MACCE, AIET(UK)
SE/GR-I/13.05/125
RSE100552019
CGLRGN/SE/Gr-I/2019/11/048.

66, HALLS ROAD, (Off. Taylors Road)
KILPAUK, CHENNAI - 600 010.
Off. :26450745 *i* 42857298
Off. Mob : 94440 47543
associates.belliappa@gmail.com

B.B. BOPAYYA
B-Tech (Civil), M.E (Struct.) Bits-Pilani,
AMIA Struct E, MIIV, AIEI, CE(I)
MACCE, AIET (UK), YPACI (USA), MICI
Govt. Registered Valuer
IBBI / RV / 04 / 2019 / 10690

B.B. BELLIAPPA
B.E., M.Tech., (Struct), M.I. Struct. (1)
C. Eng., M.I.E. M.I.A.H.S., (U.S.A.)
M.I.A.B.S.E., F.I.V, M.I.C.A.,
L.I.C. N.I.C. Panel Valuer
Gazetted Valuer-C.B.D.T. Cl/ 189 of 90



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

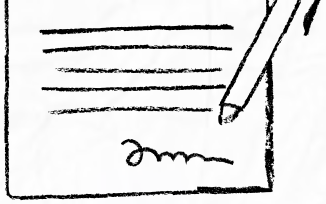
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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