Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Revised Format of QPR

I.	Promoter's Name	:	M/s N M PROMOTERS
	Project Name	:	" AVANTIKA"
	Project Registration No.	:	TNRERA/35/BLG/0323/2025
	Project Registration Date	:	29-01-2026
	Project Completion Date in Form 'C' / Form 'F'	:	15-12-2026
	Quarter Ending	:	(March/June/September/December) Year 2026

II.	Bank Name	:	HDFC BANK
	Bank Branch	:	BAZULLAH ROAD BRANCH
	E-Mail ID	:	mukila.r@hdfcbank.com

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	50200096038130
2	RERA Designated Separate Account (70%)	50200094646660
3	RERA Designated Transaction Account (30%)	50200094646660

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	Rs 46,06,640/-
a.	Amount transferred to the RERA Designated Separate Account	:	Rs 45,80,000/-

b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Enclosed
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	NA
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	NA
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	35 Dwelling Units – 1 Block

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units upto the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise b) UDS Registered	3 Nos 3 NOS	3 Nos 3 NOS	315.24Sqm 153.18 Sqm

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1	**F10 – 4th Floor**	yes	–	yes	–
2	**T9 - 3rd Floor**	yes	–	yes	–
3	**T1 – 3rd Floor**	yes	–	yes	–

X. Construction

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

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100 % Rs. in Lakhs 18.50 cr
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	

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

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For N.M. PROMOTERS

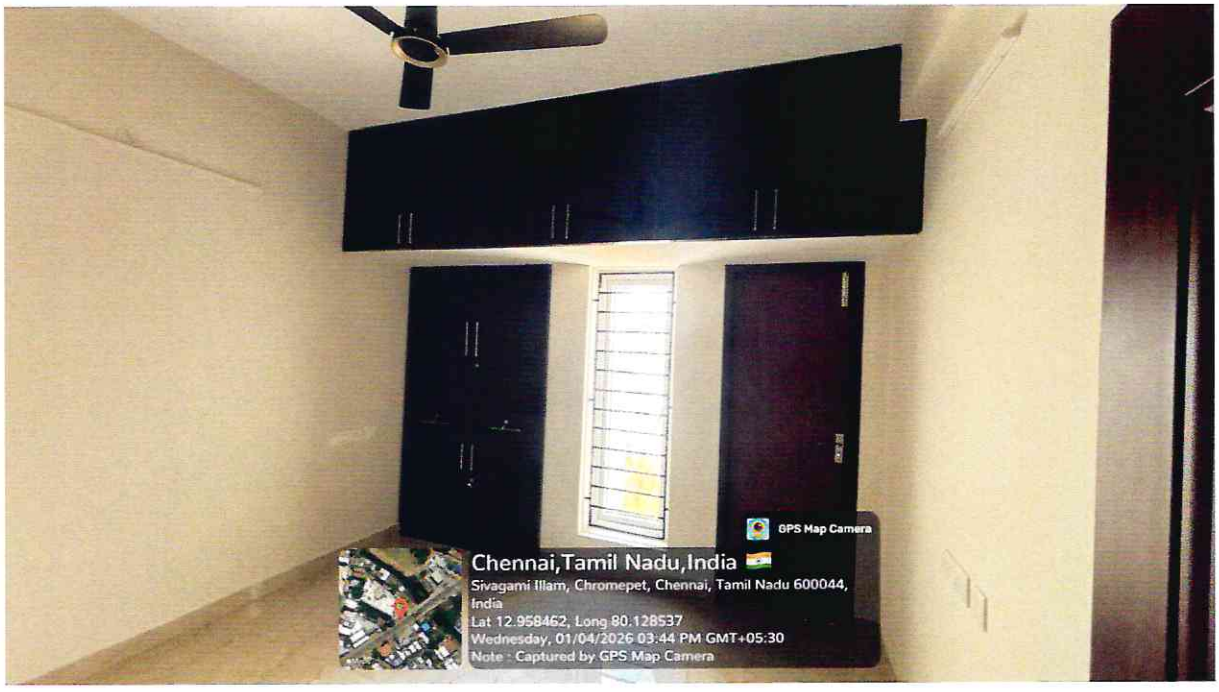
Partners.

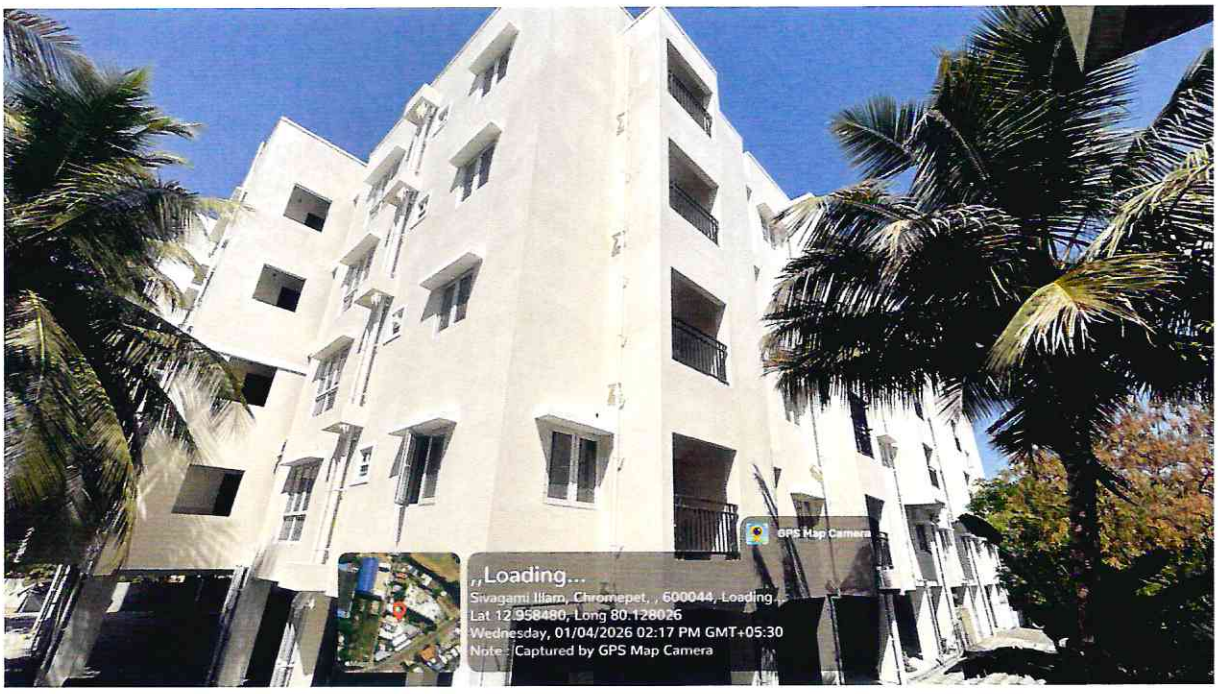

GPS Map Camera
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NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
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GPS Map Camera
Chennai,Tamil Nadu,India
Sivagami Illam, Chromepet, Chennai, Tamil Nadu 600044, India
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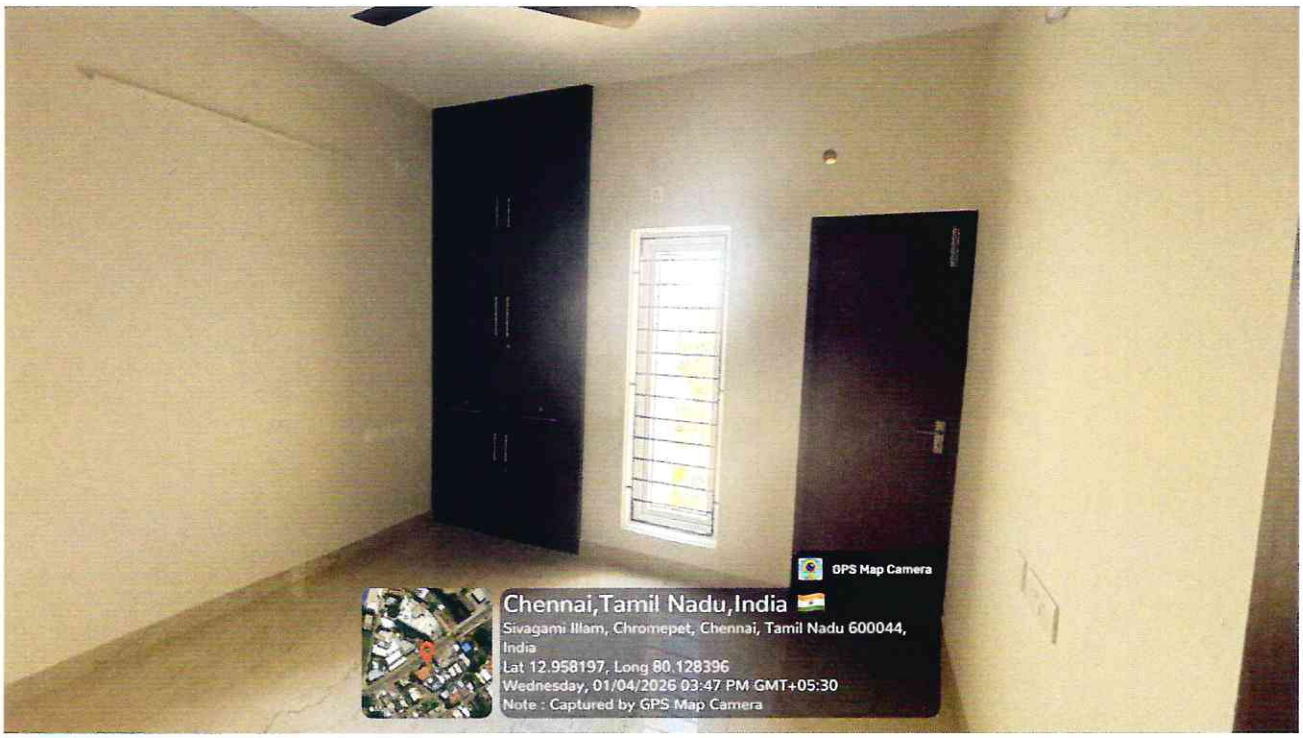

GPS Map Camera
Chennai,Tamil Nadu,India
Sivagami Illam, Chromepet, Chennai, Tamil Nadu 600044, India
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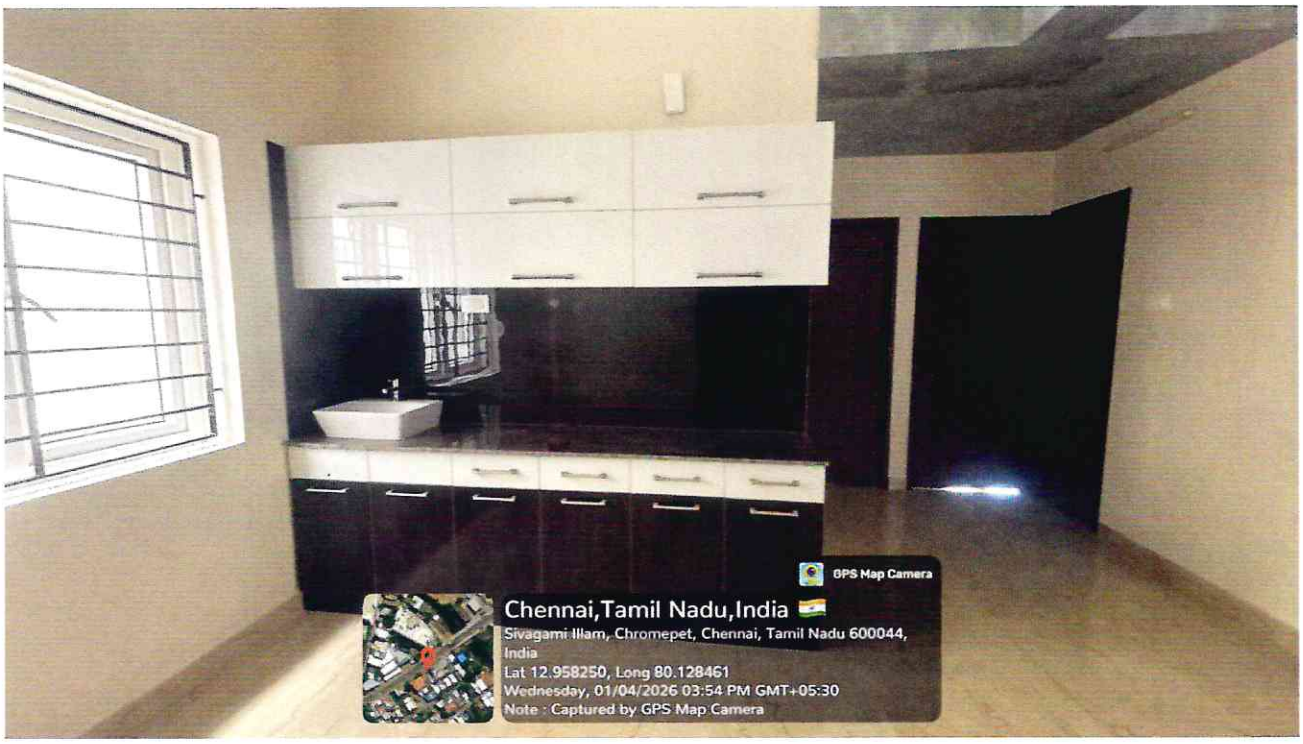

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Note : Captured by GPS Map Camera

A3


GPS Map Camera
Chennai,Tamil Nadu,India
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GPS Map Camera
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GPS Map Camera
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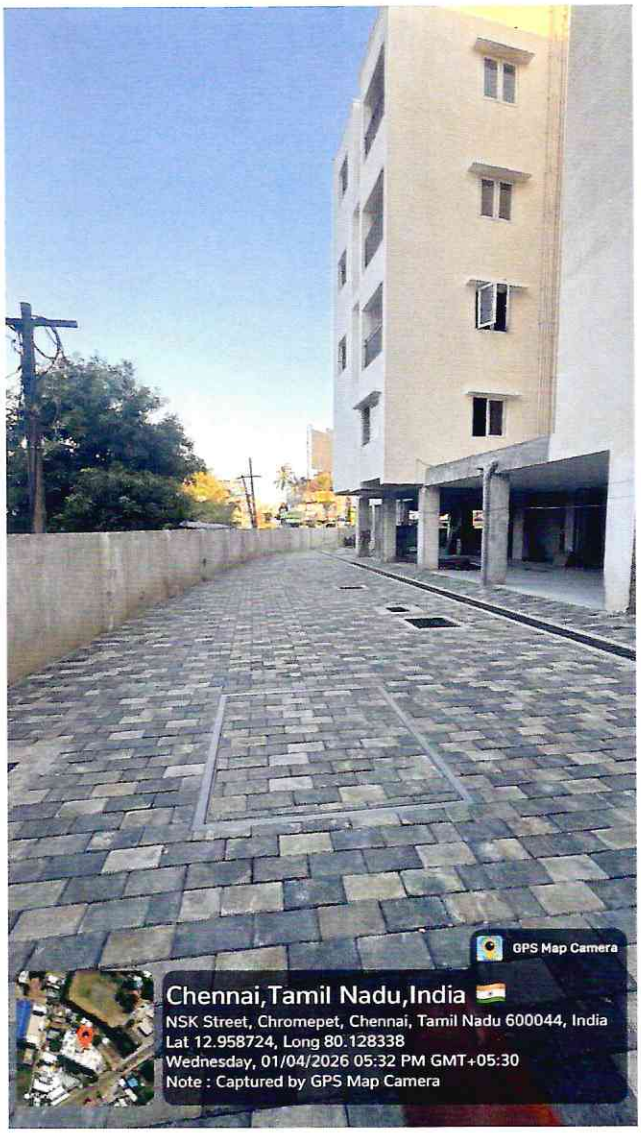

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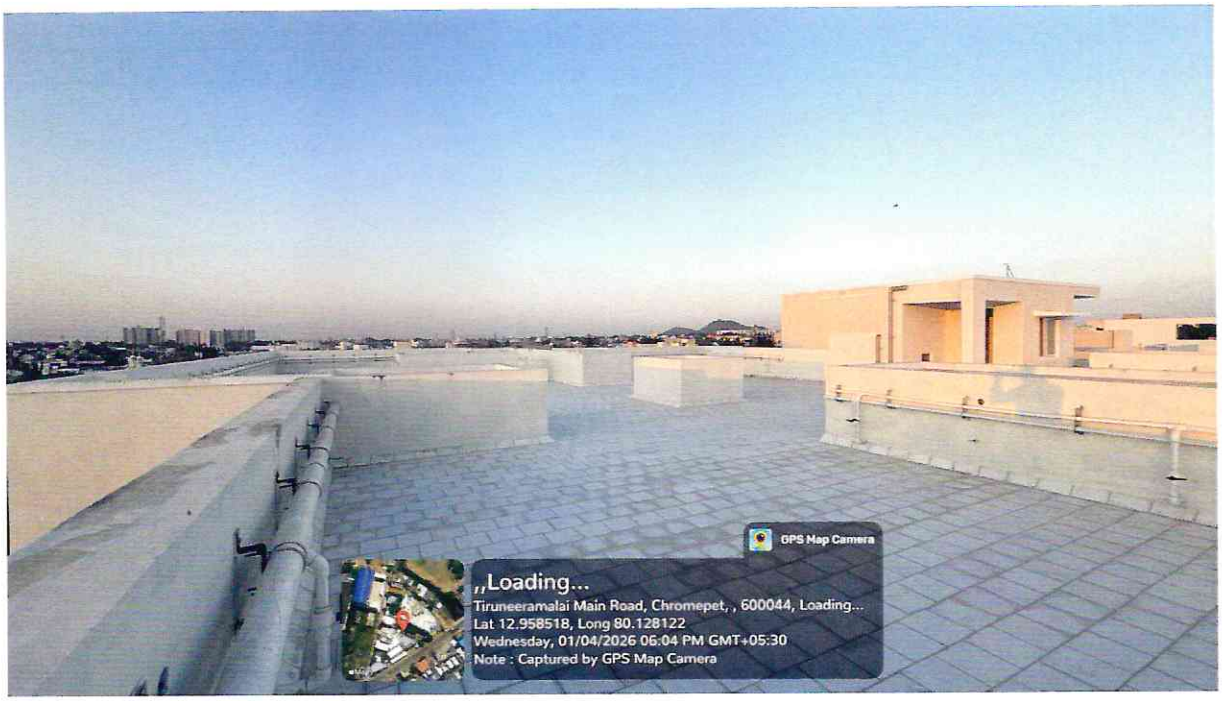

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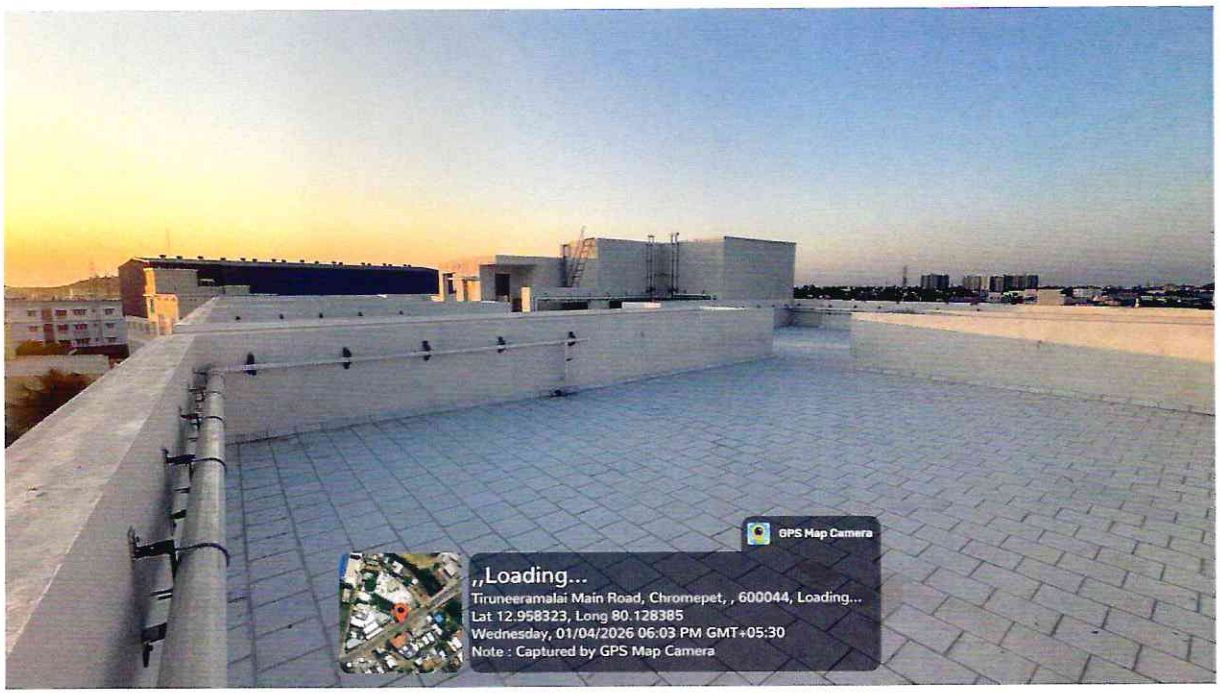

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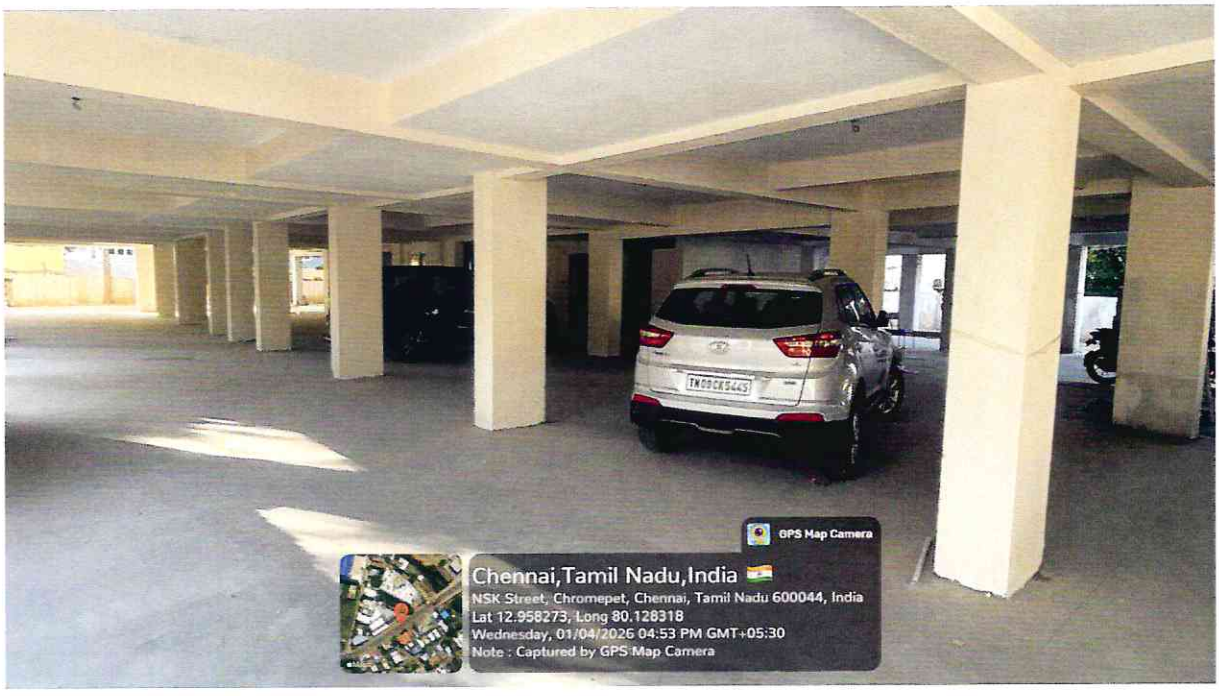

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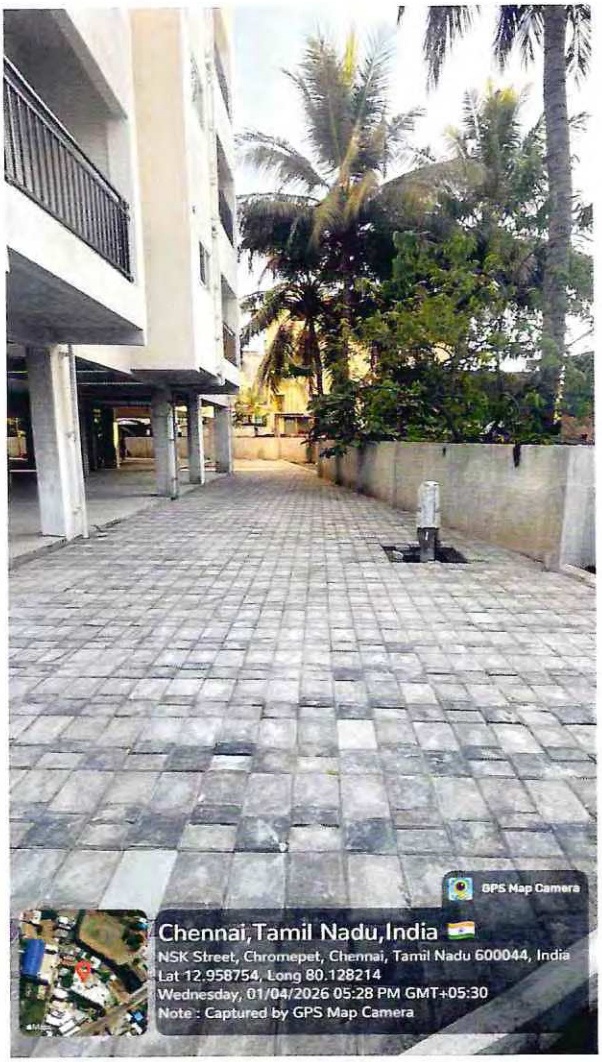

GPS Map Camera
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Tiruneeramalai Main Road, Chromepet, Chennai, Tamil Nadu 600044, India
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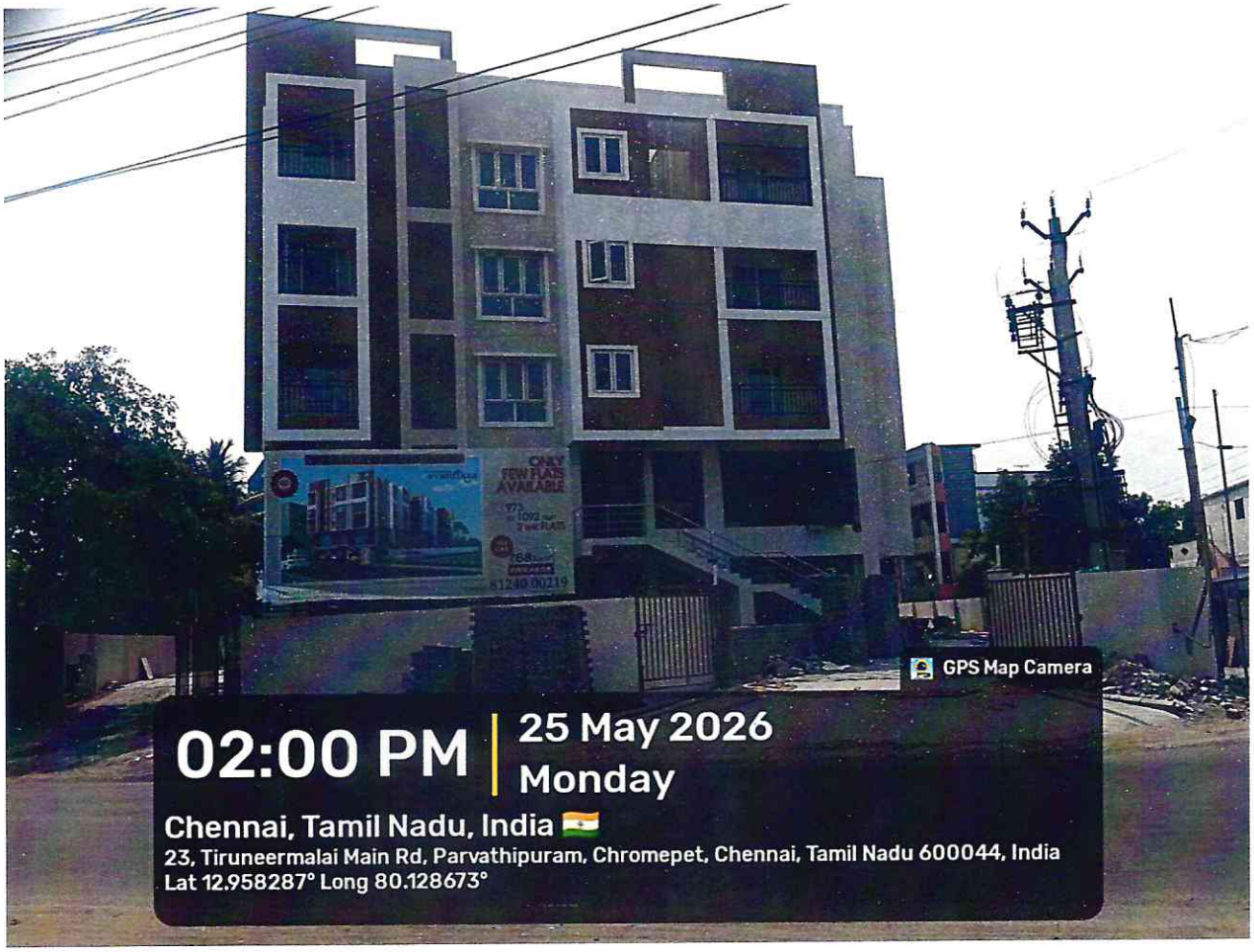

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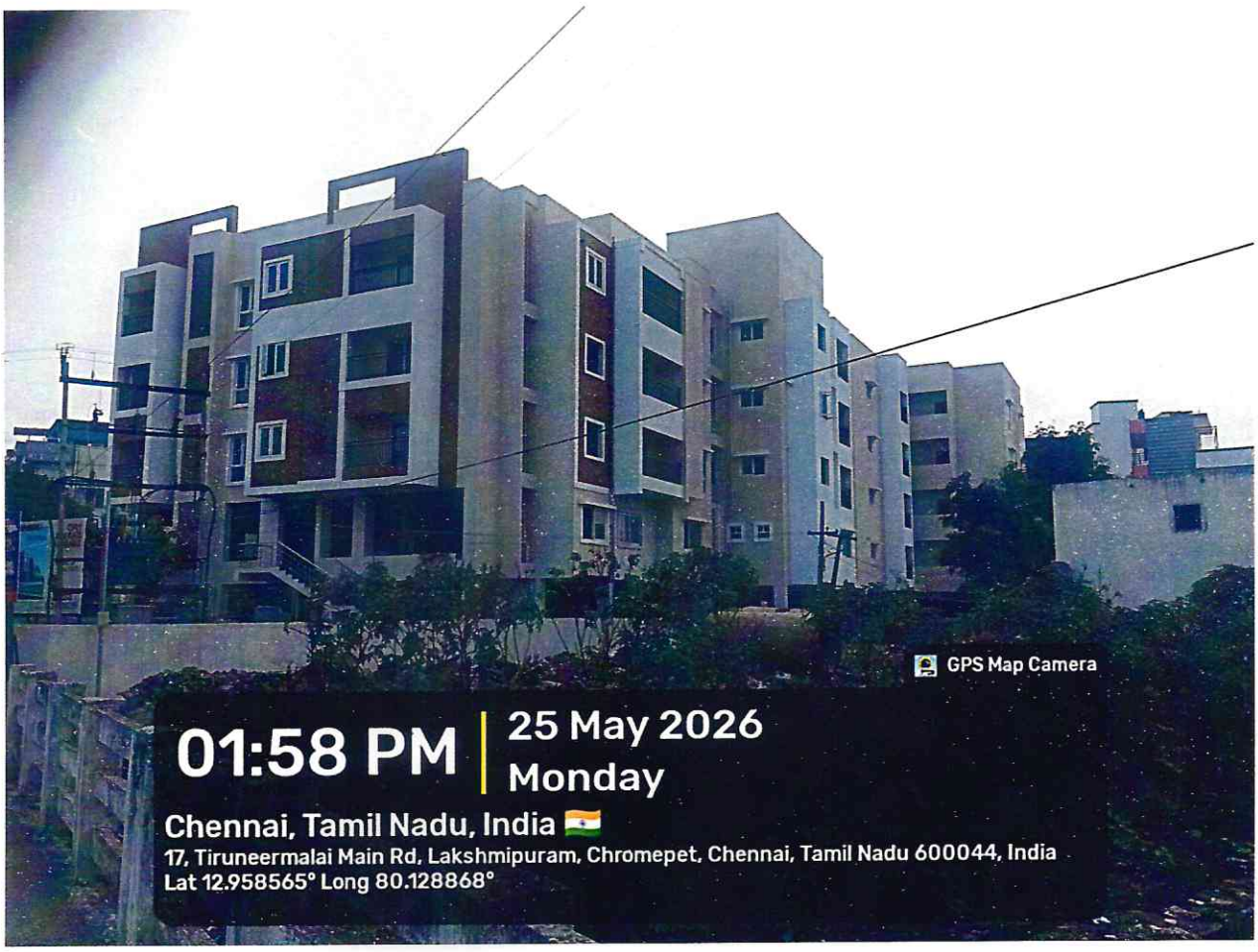

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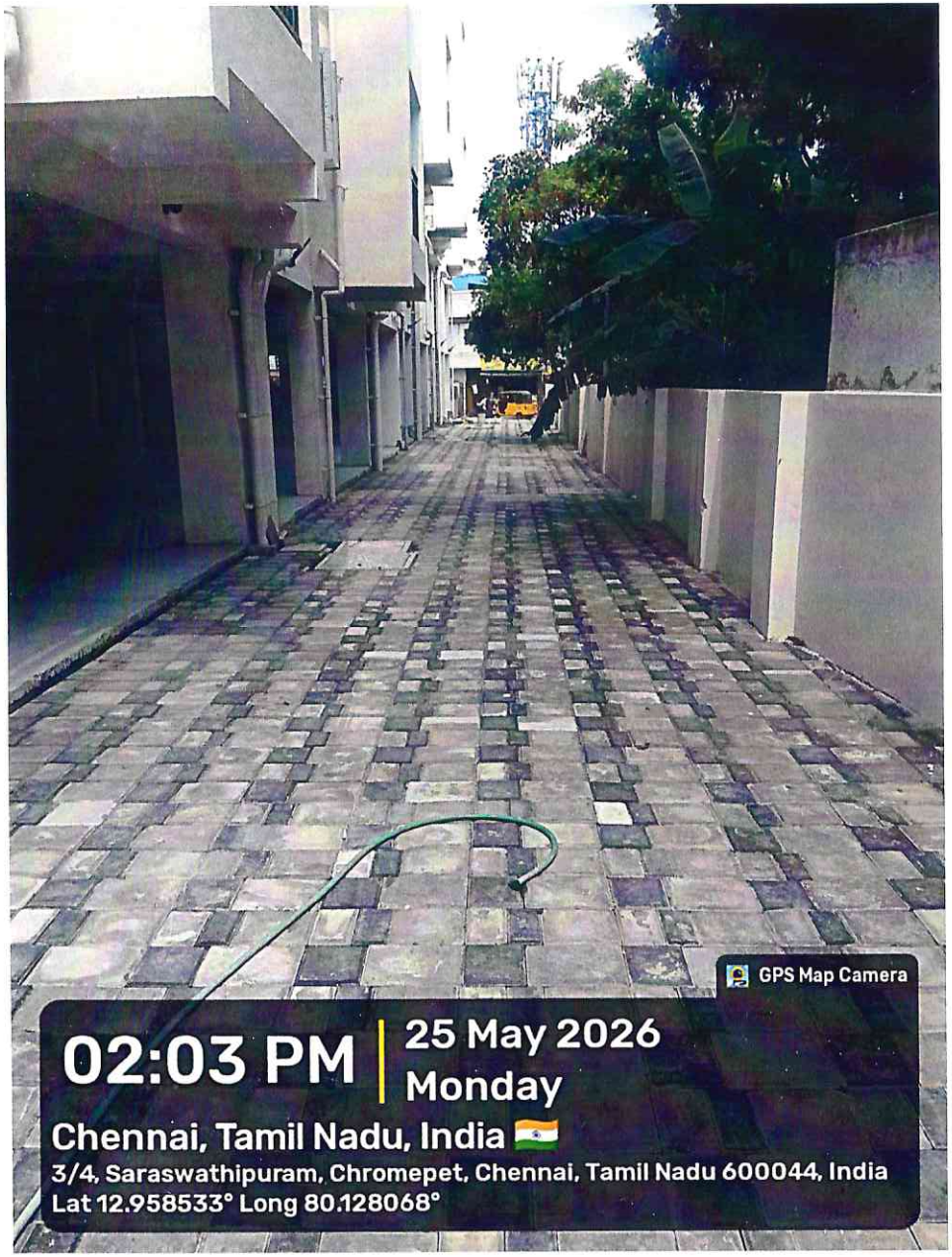

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GPS Map Camera
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GPS Map Camera
Chennai,Tamil Nadu,India
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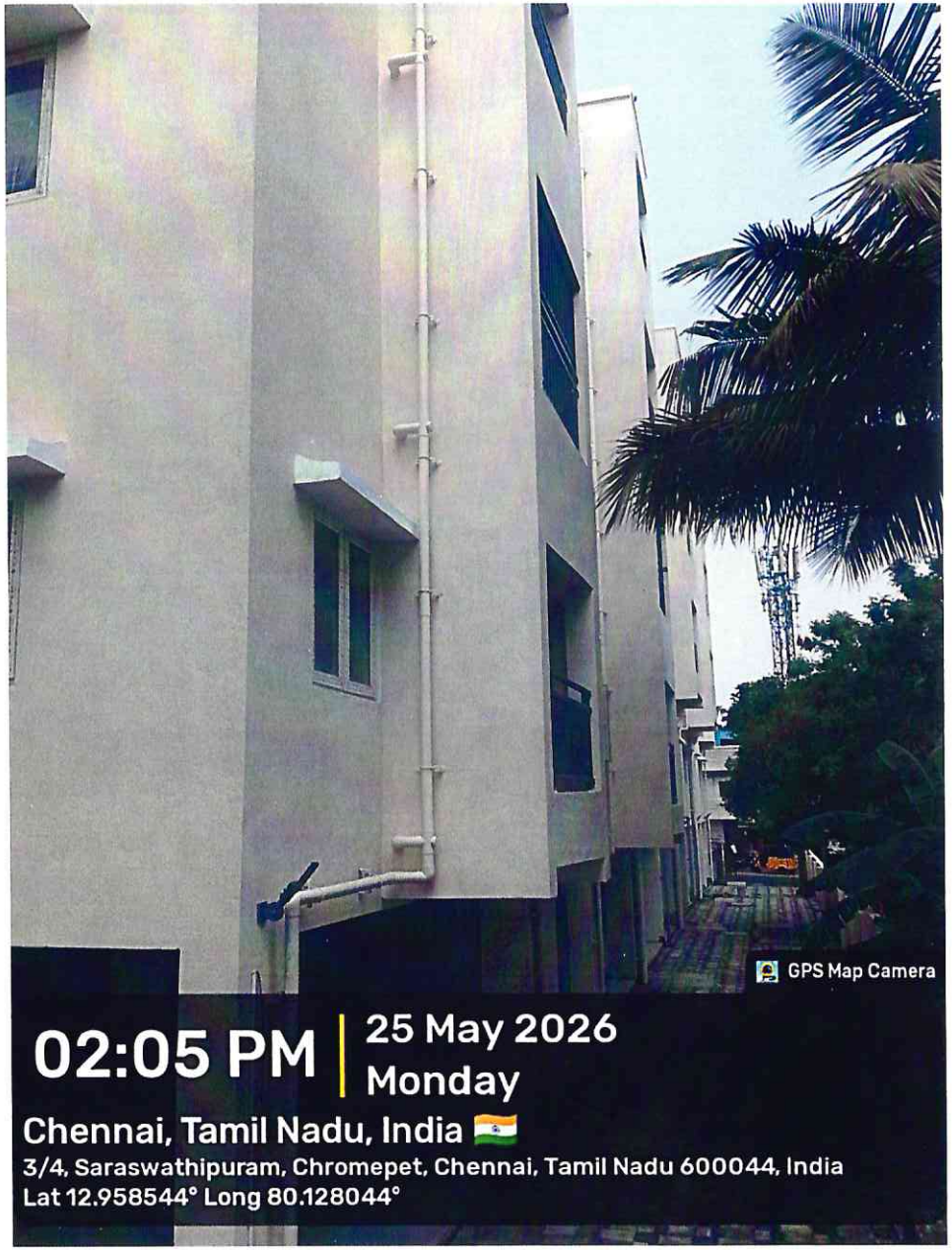

ONLY FEW FLATS AVAILABLE
GPS Map Camera
02:00 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
23, Tiruneermalai Main Rd, Parvathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958287° Long 80.128673°

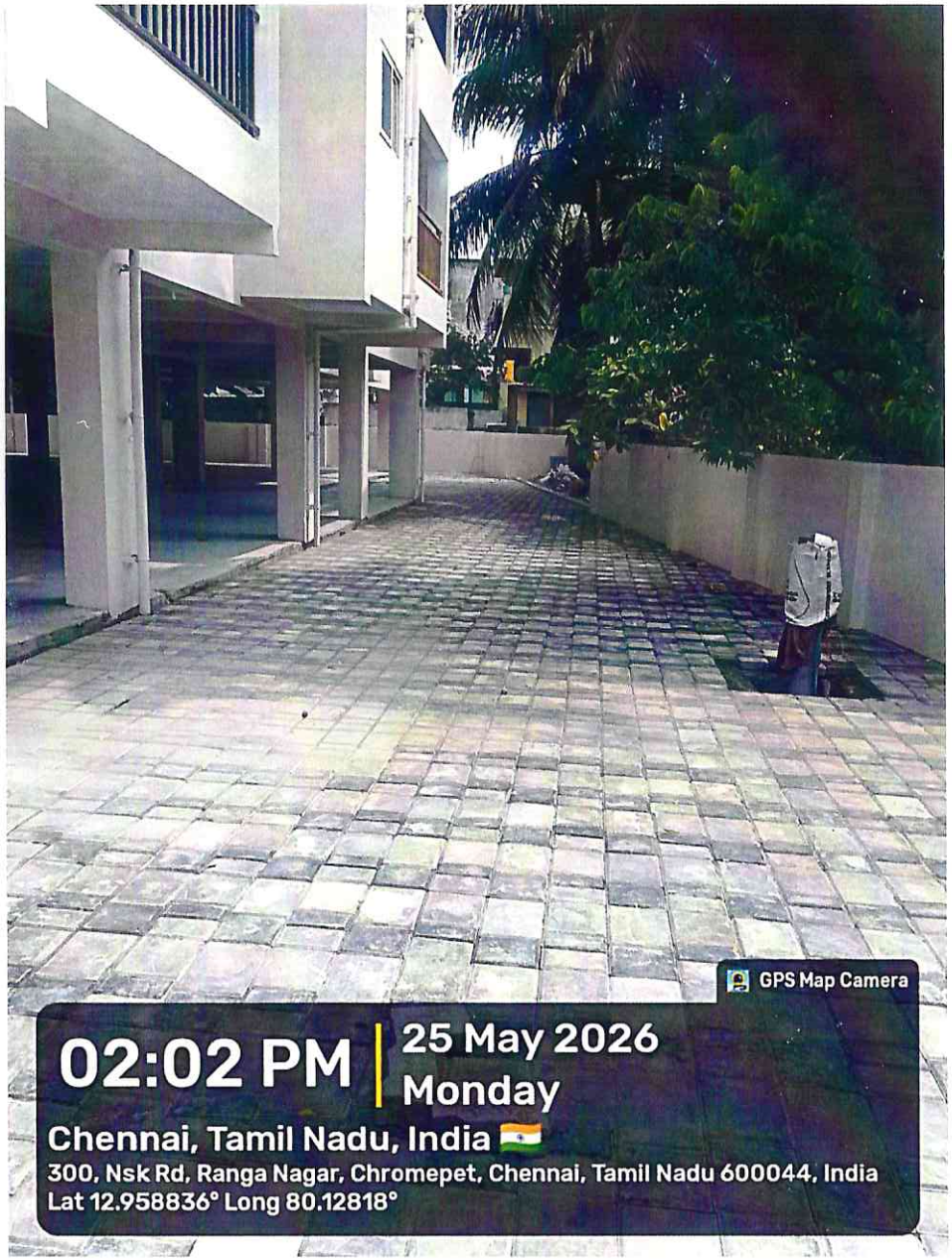

GPS Map Camera
01:58 PM | 25 May 2026
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17, Tiruneermalai Main Rd, Lakshmipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958565° Long 80.128868°


GPS Map Camera
02:03 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
3/4, Saraswathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958533° Long 80.128068°


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973 TO 1092 SQFT 2 BHK FLATS
₹68 Lacs* ONWARDS
81240 00219
GPS Map Camera
02:08 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
No. 11, 24, Tiruneermalai Main Rd, Parvathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958268° Long 80.128584°

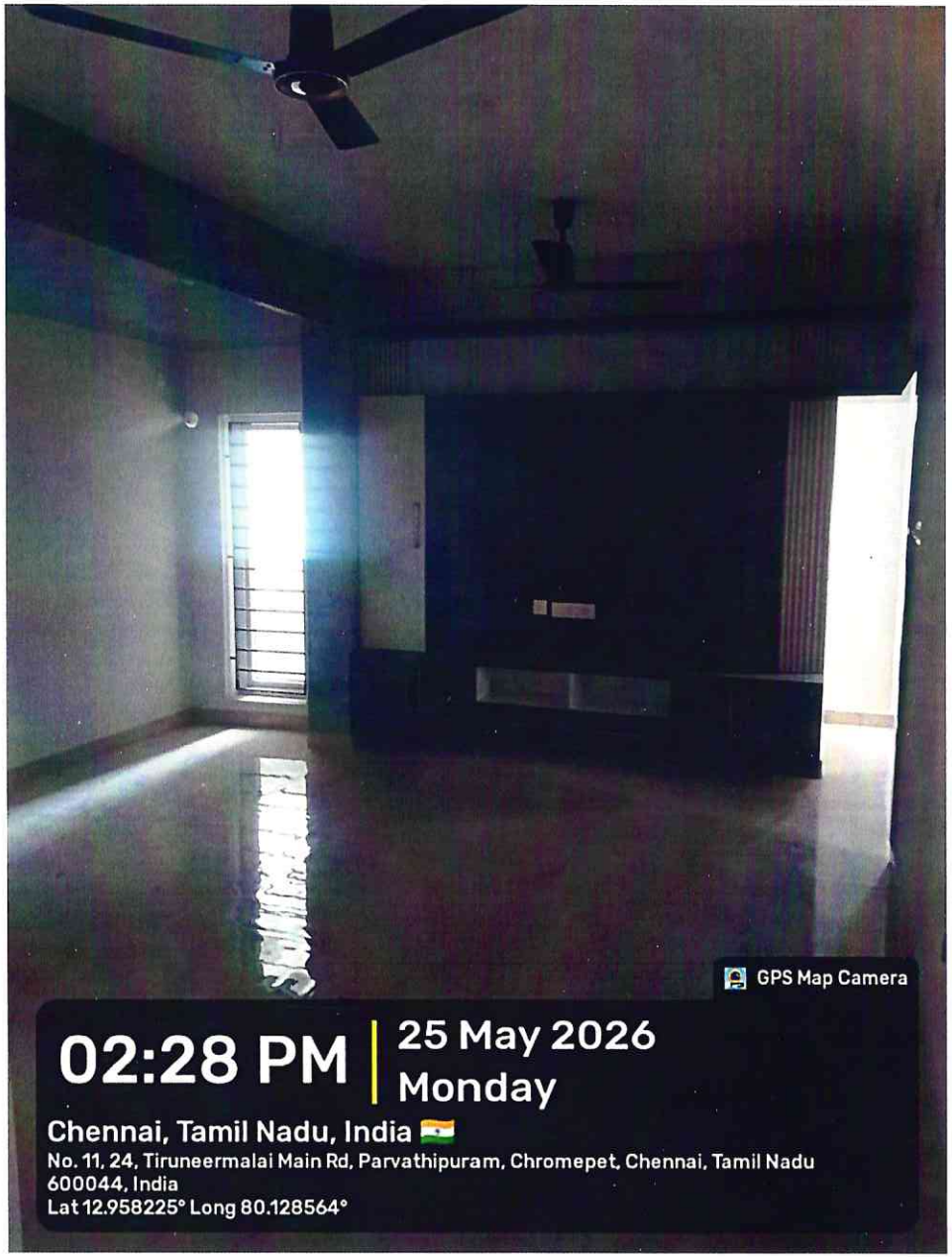

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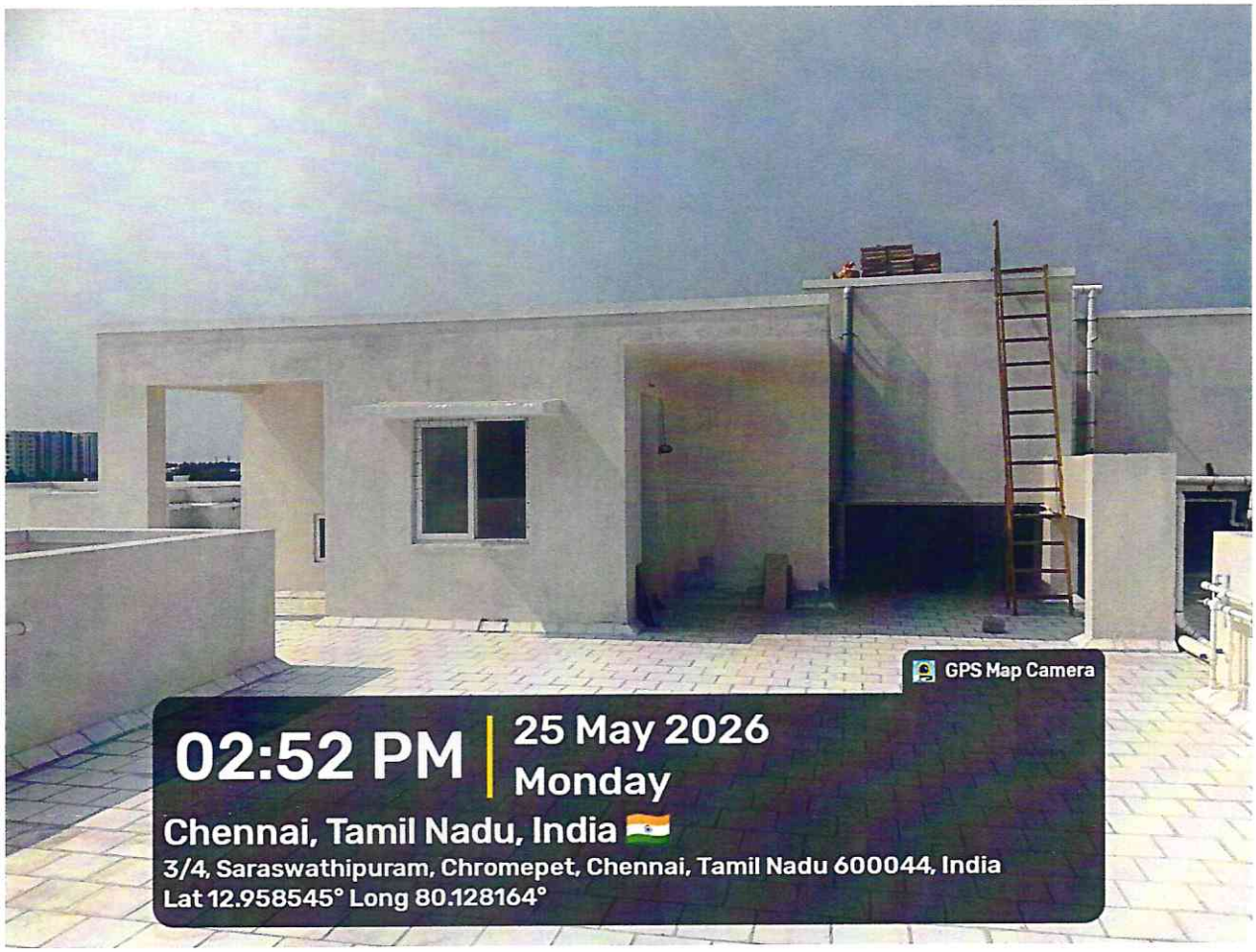

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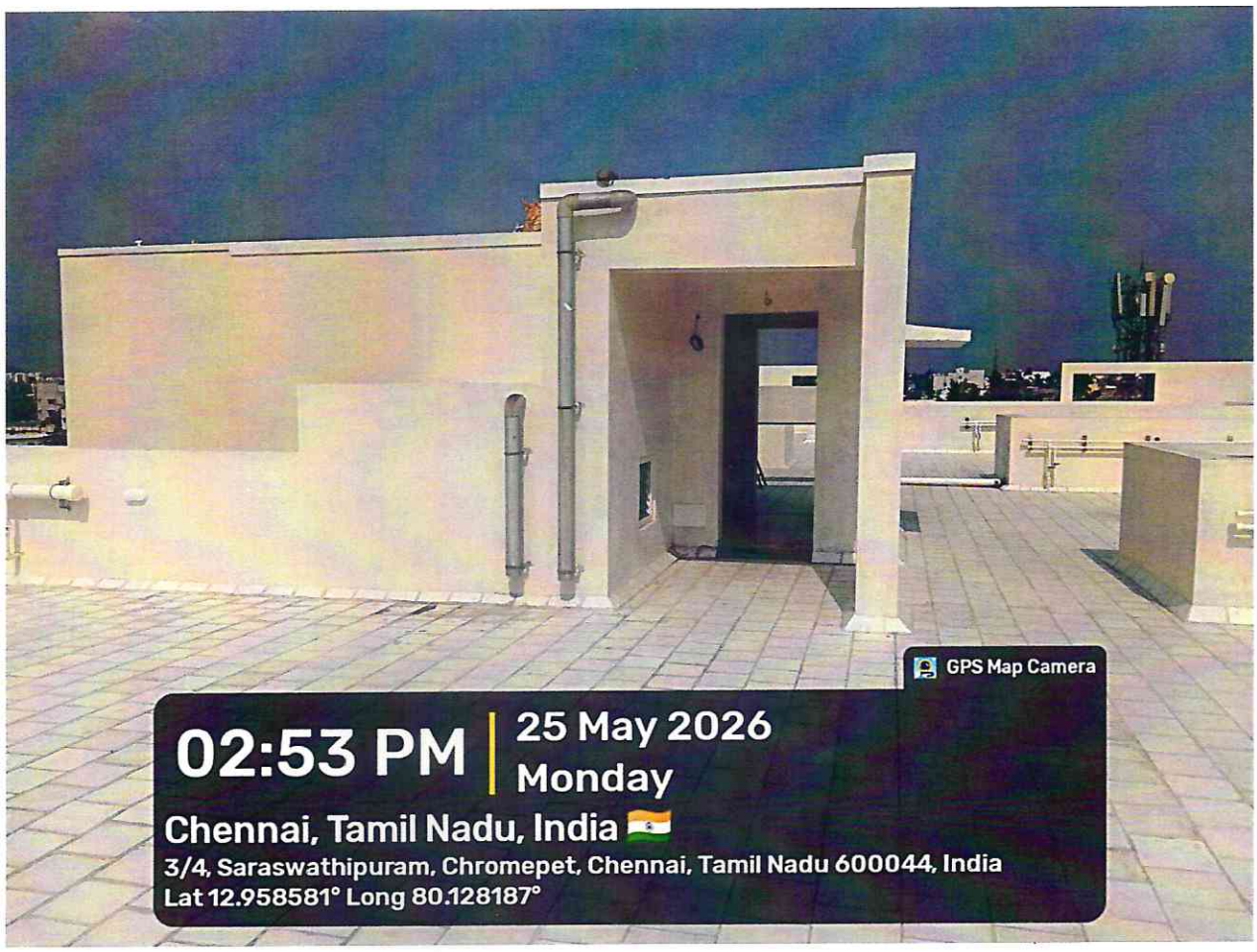

GPS Map Camera
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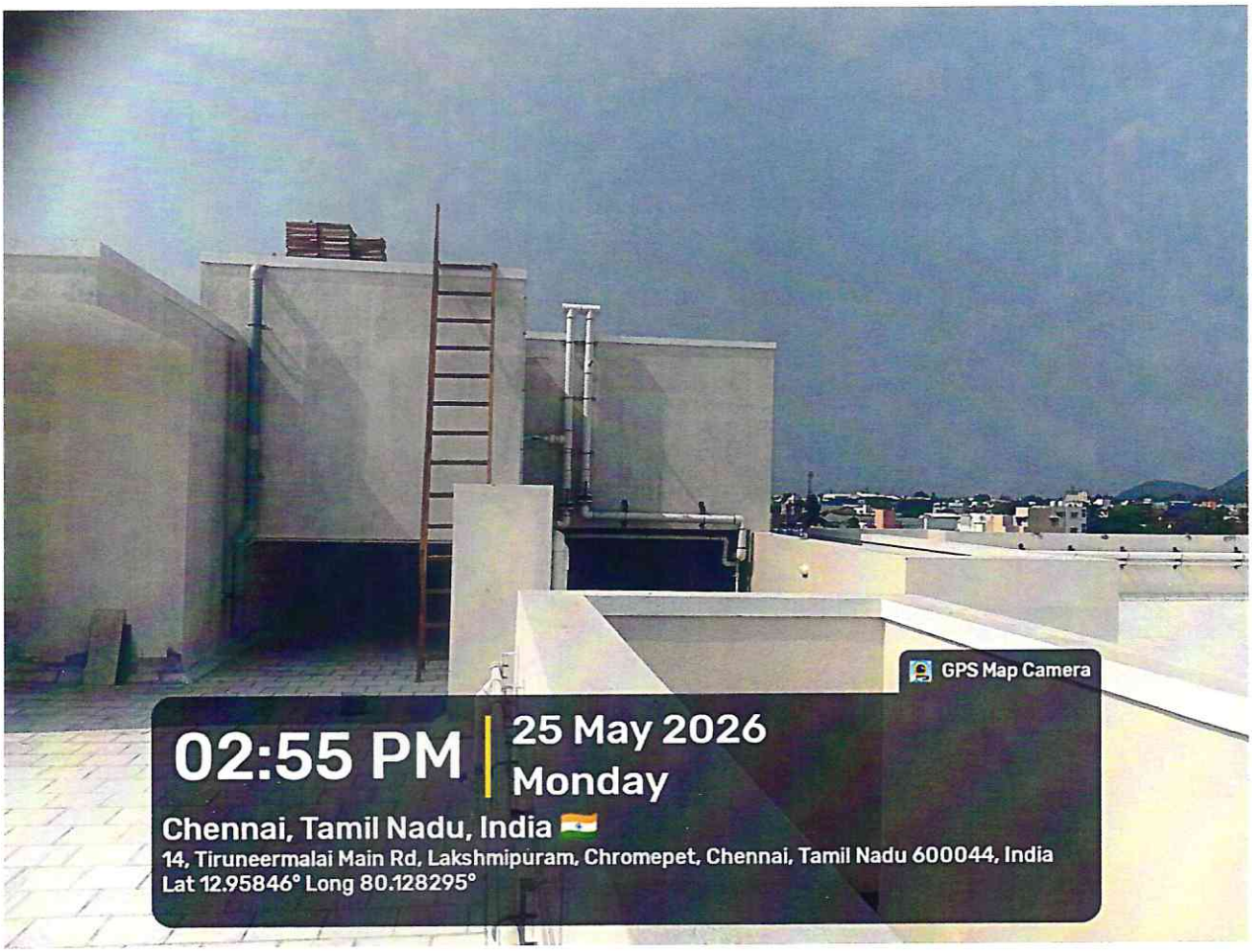

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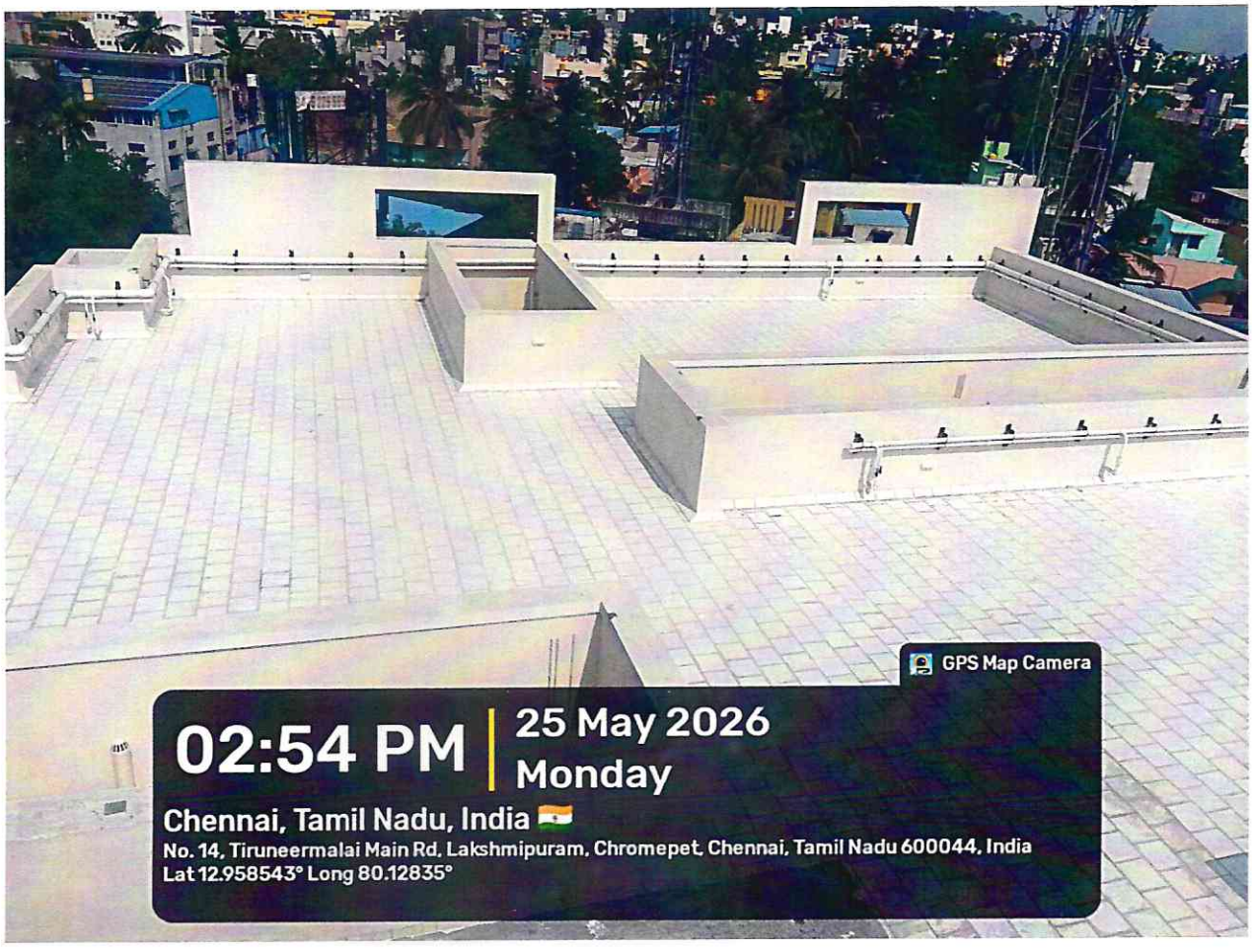

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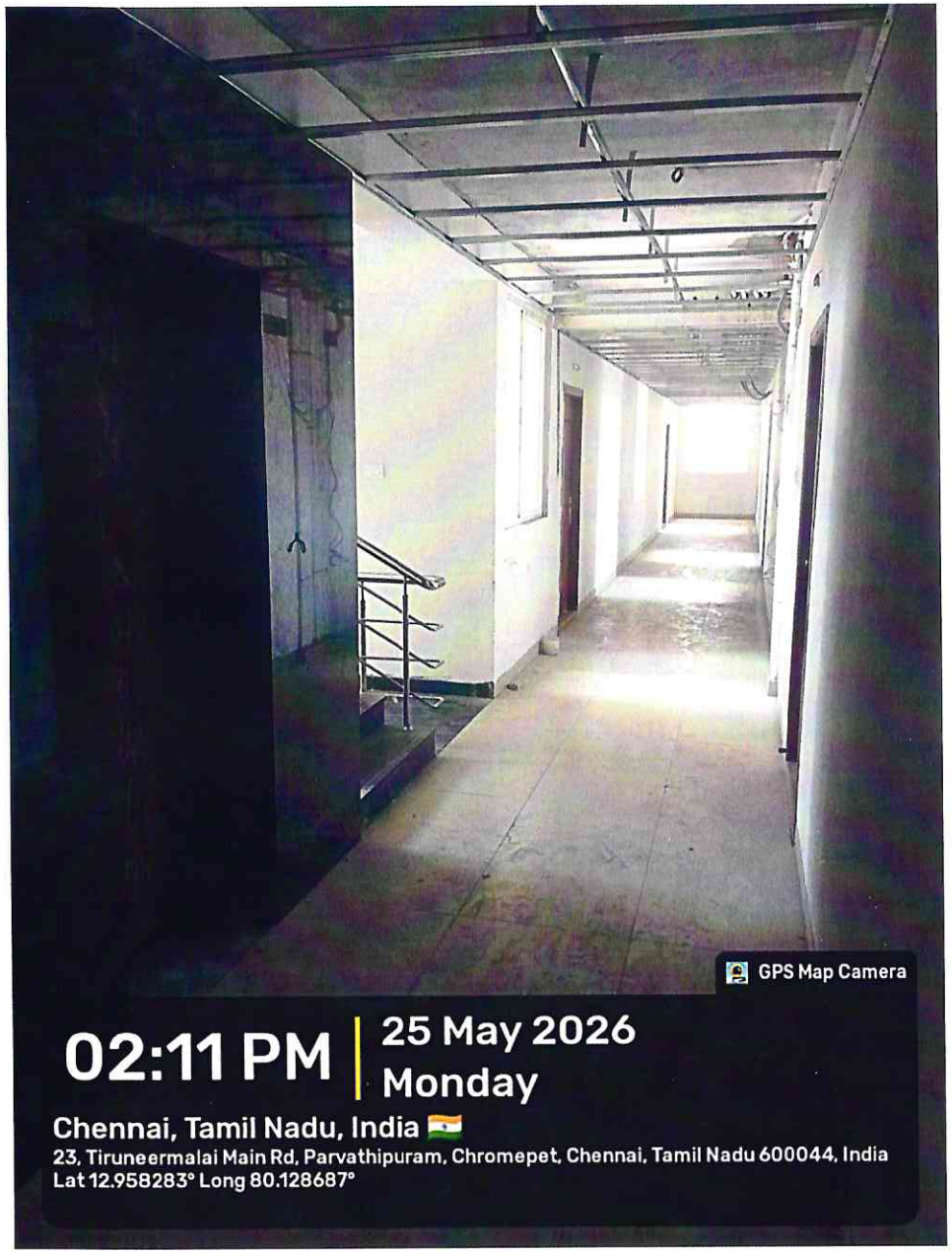

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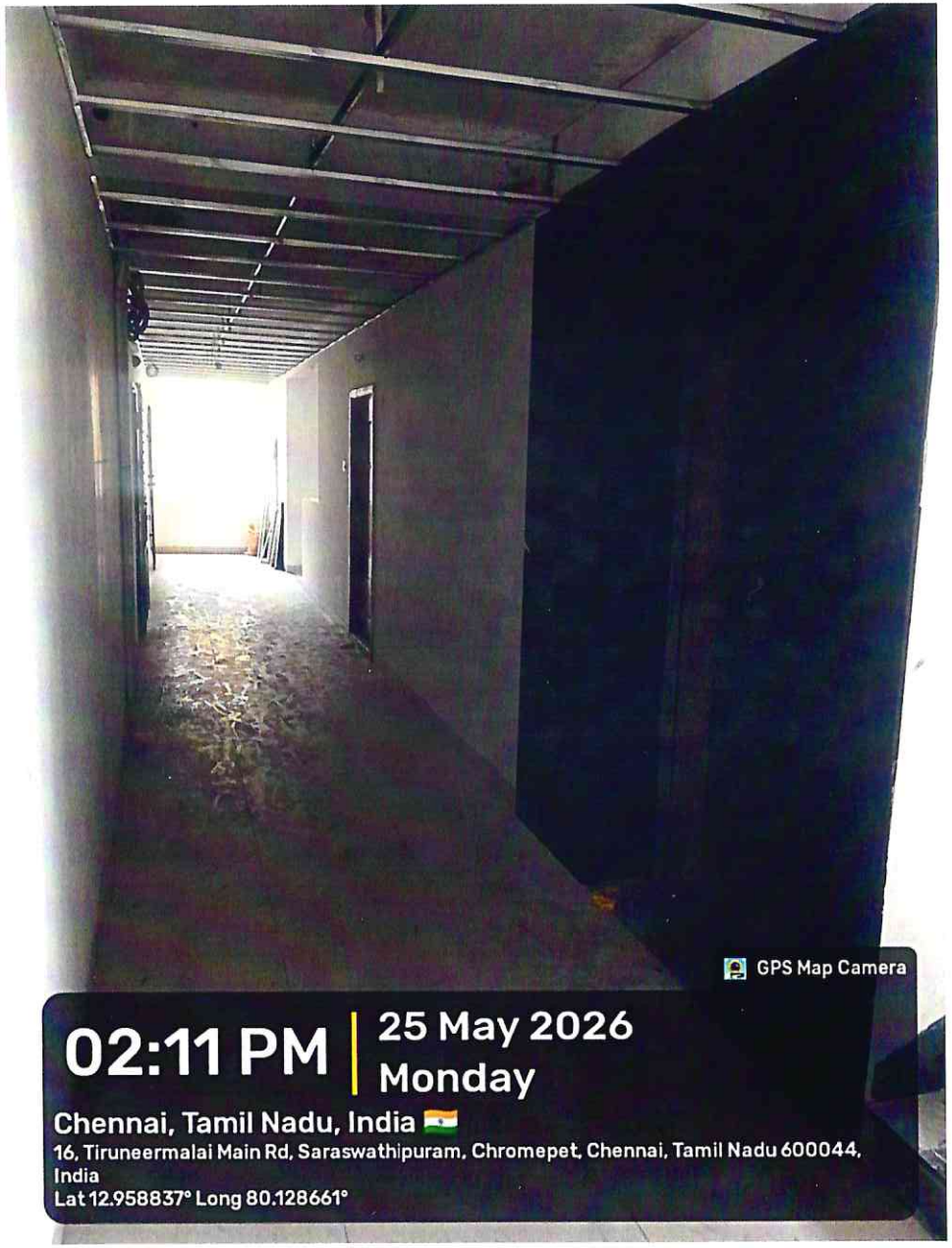

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25 May 2026
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3/4, Saraswathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958545° Long 80.128164°


GPS Map Camera
02:53 PM
25 May 2026
Monday
Chennai, Tamil Nadu, India
3/4, Saraswathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958581° Long 80.128187°


GPS Map Camera
02:55 PM
25 May 2026
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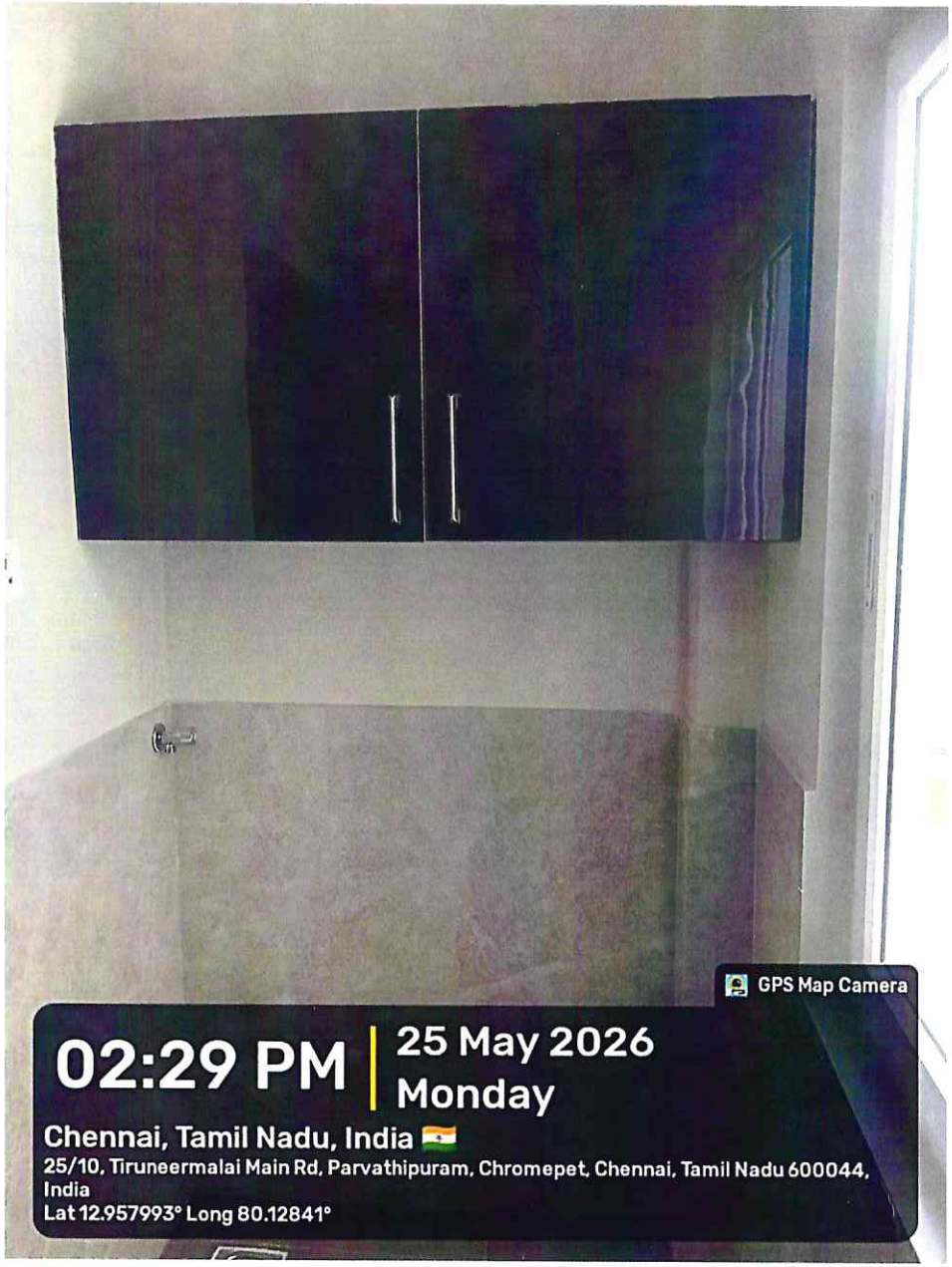

GPS Map Camera
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25 May 2026
Monday
Chennai, Tamil Nadu, India
No. 14, Tiruneermalai Main Rd, Lakshmipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958543° Long 80.12835°


GPS Map Camera
02:11 PM
25 May 2026
Monday
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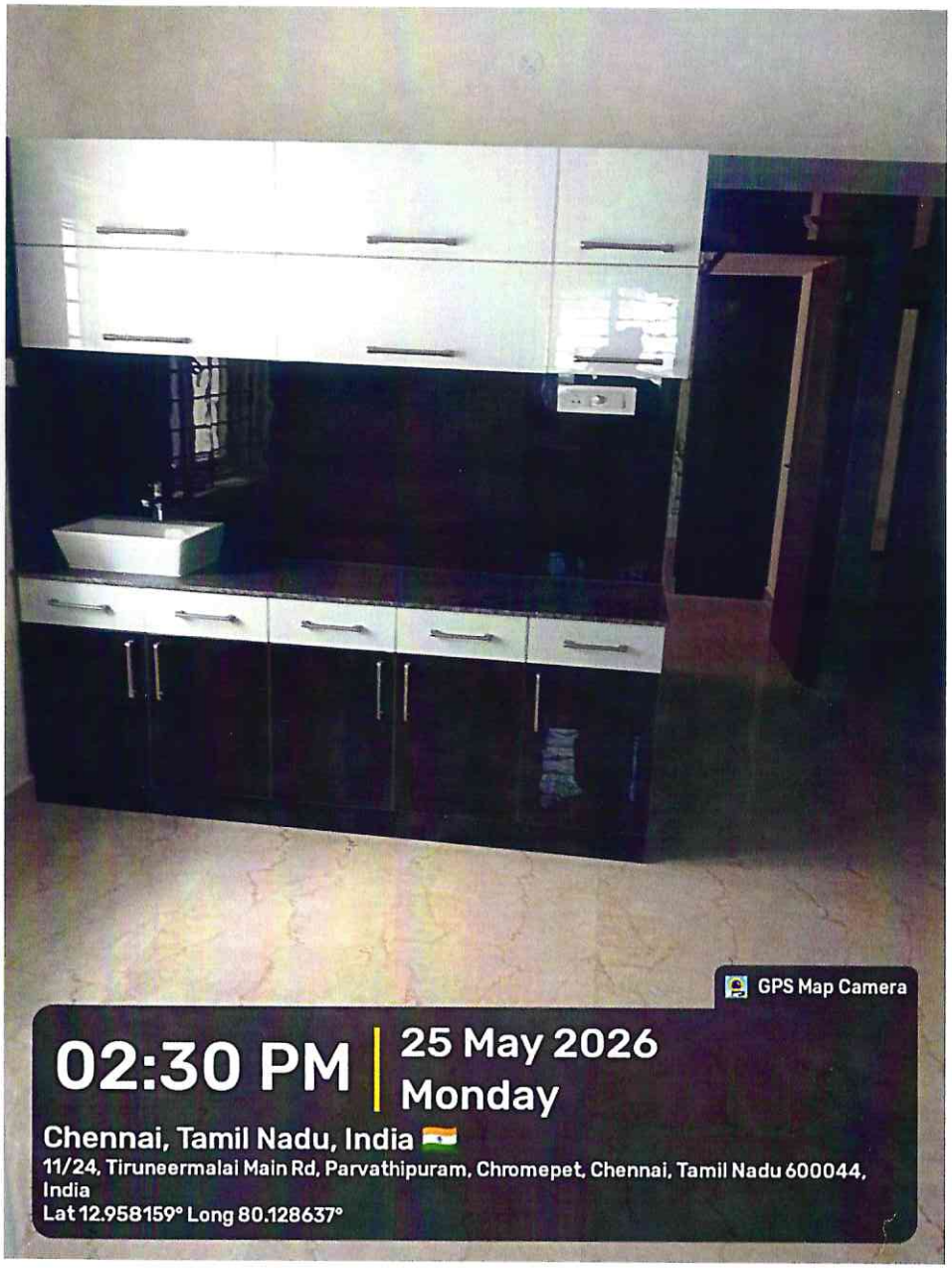

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25 May 2026
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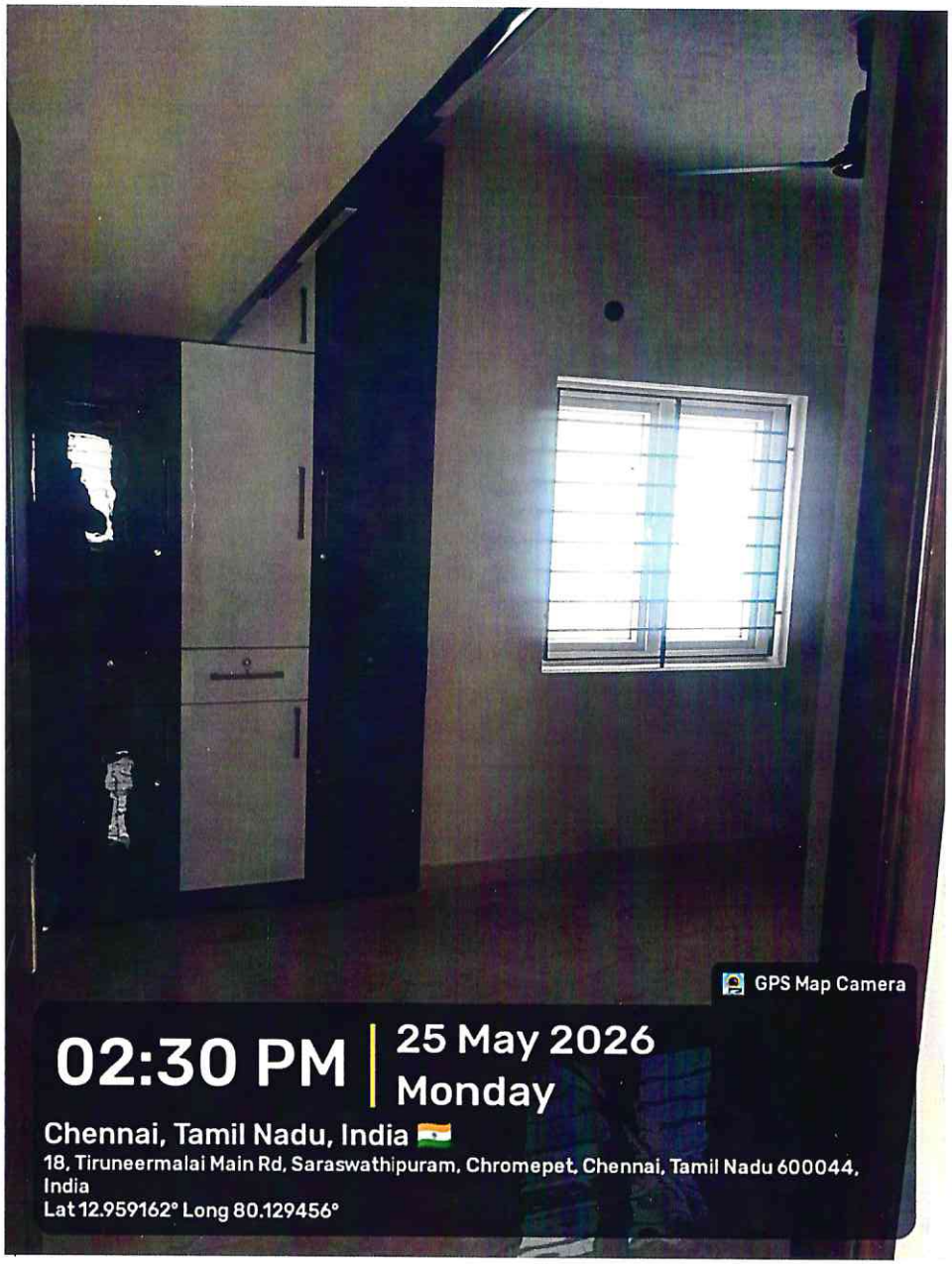

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25 May 2026
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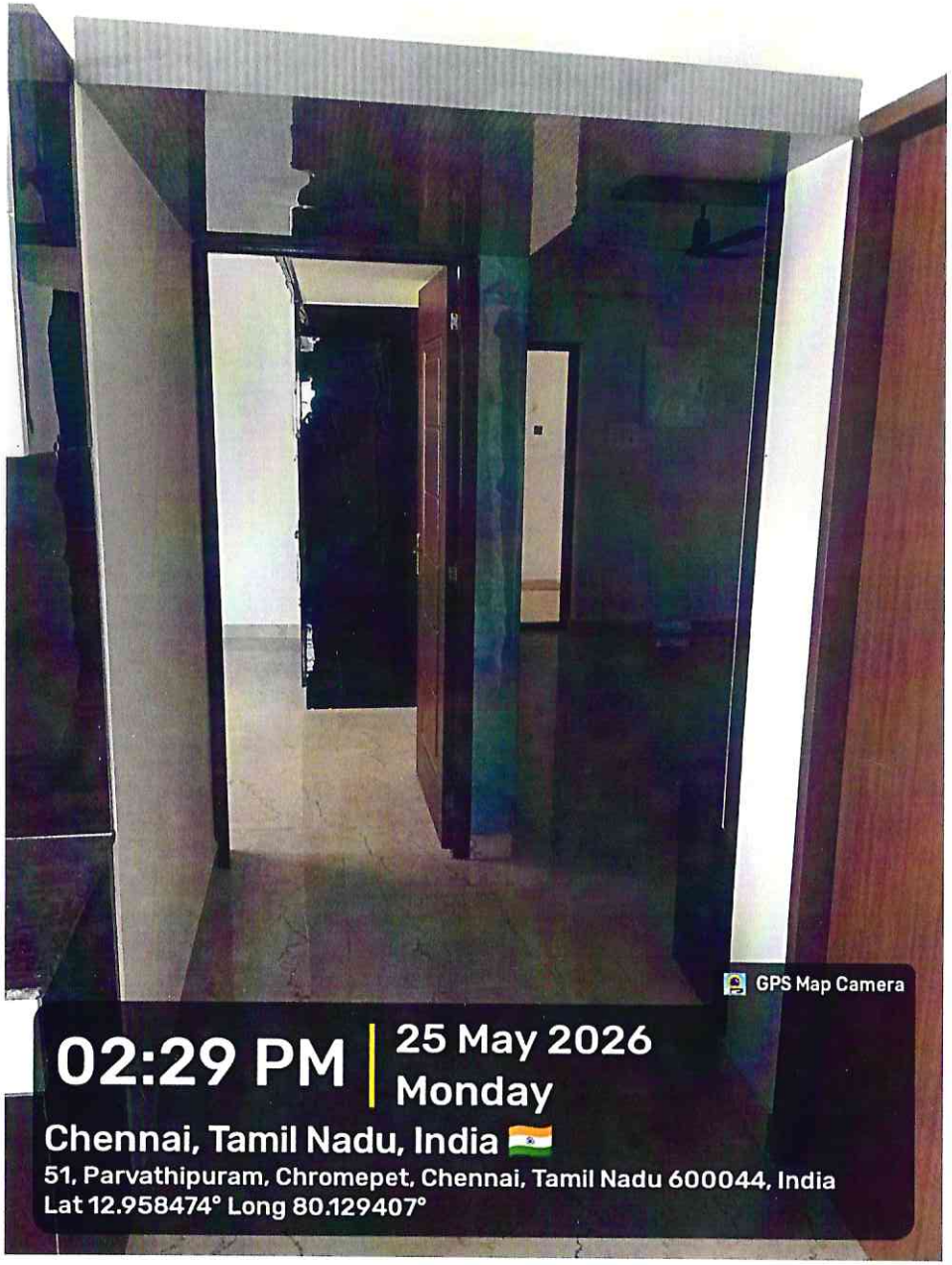

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3/30, Sripuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958984° Long 80.129775°


GPS Map Camera
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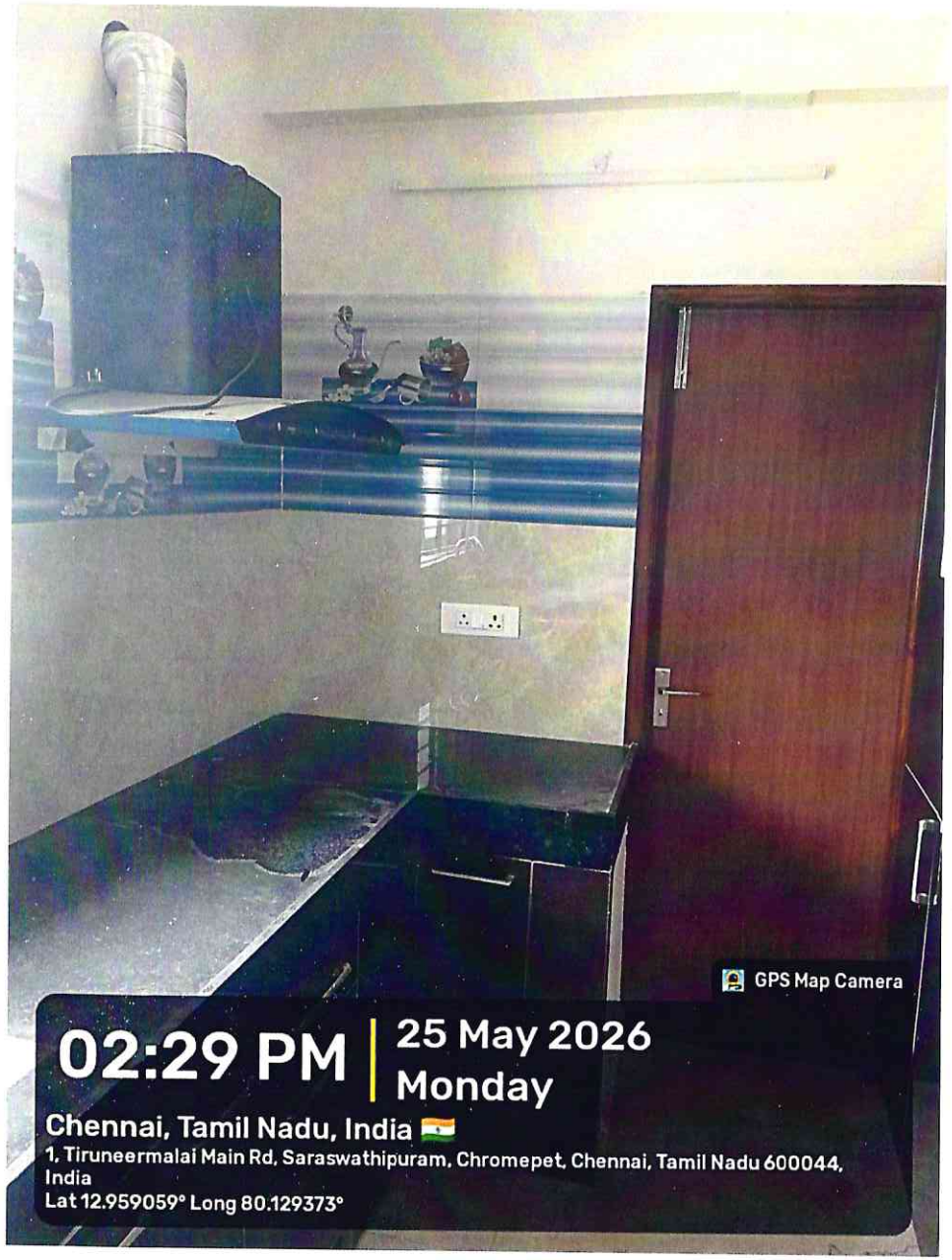

GPS Map Camera
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X45h+8r7, Lakshmipuram, Chromepet, Chennai, Tamil Nadu 600044, India
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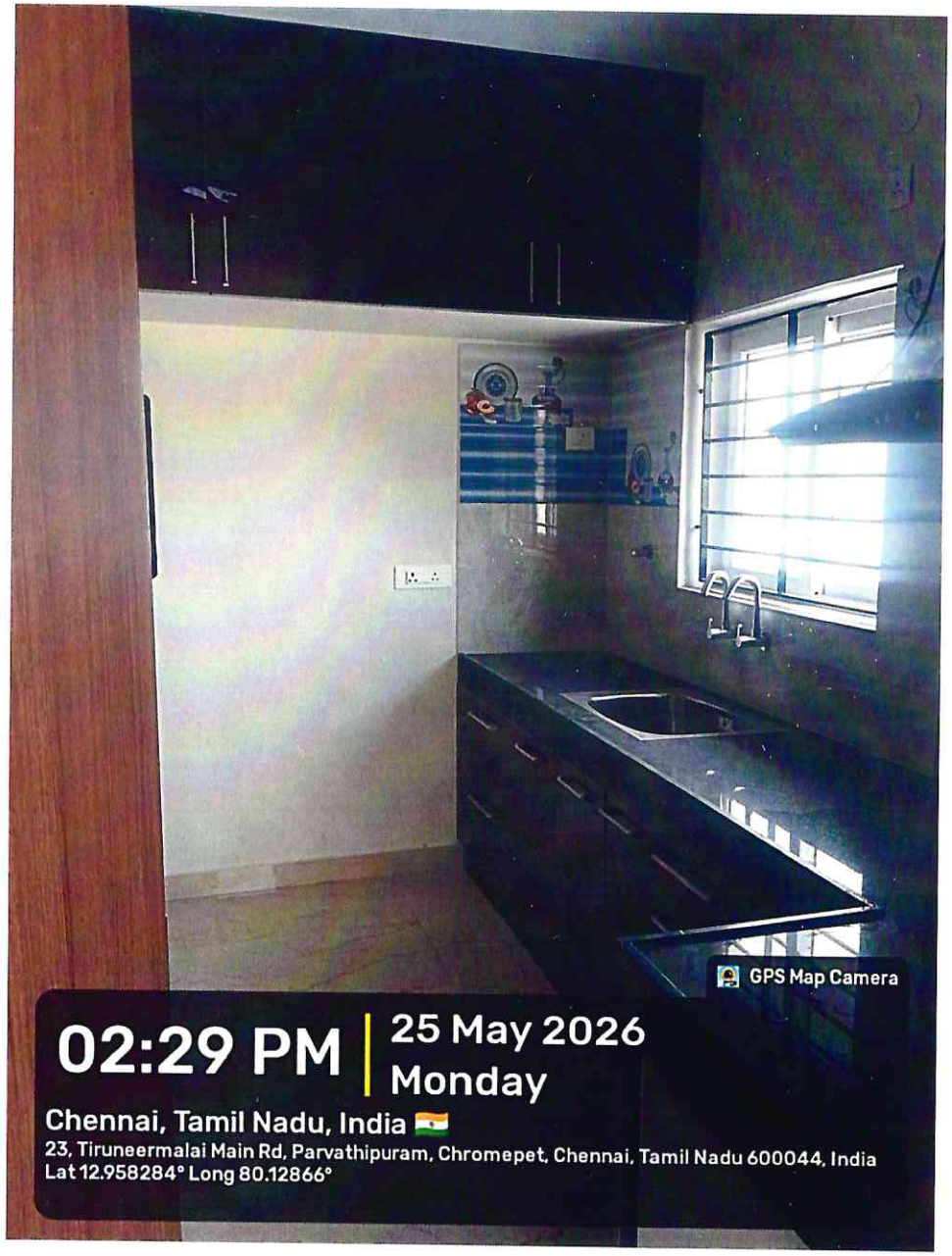

GPS Map Camera
02:30 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
11/24, Tiruneermalai Main Rd, Parvathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958159° Long 80.128637°


GPS Map Camera
02:30 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
18, Tiruneermalai Main Rd, Saraswathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.959162° Long 80.129456°


GPS Map Camera
02:29 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
51, Parvathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958474° Long 80.129407°


GPS Map Camera
02:28 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
14, Tiruneermalai Main Rd, Lakshmipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958294° Long 80.128284°


GPS Map Camera
02:29 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
1, Tiruneermalai Main Rd, Saraswathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.959059° Long 80.129373°


GPS Map Camera
02:29 PM | 25 May 2026
Monday
Chennai, Tamil Nadu, India
23, Tiruneermalai Main Rd, Parvathipuram, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958284° Long 80.12866°

35

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

COMPLETION CERTIFICATE

Letter No. : CMDA/CC/NHRB/S/0246/2025 **Dated :** 10 February, 2026

From
The Principal Secretary/
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 - 600002,

2 .The Commissioner,
Tambaram Municipal Corporation,
Tambaram.

Sir,

Sub : CMDA - Enforcement Cell (South-I)- Completion Certificate Application for the Completed Construction of Stilt +4 Floors Residential cum Commercial (Office at First Floor) with 35 dwelling units at Thiruneermalai Main Road, Chrompet, Chennai-600044 comprised in S.No.306 of Thiruneermalai village within the limit of Tambaram 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 Revised Planning Permission No. OL- PP/NHRB/0203/2025 dated 02.06.2025 in Planning Permit No.OL-01851 in letter No. CMDA/PP/NHRB /S/0850/2024 dated 02.06.2025.
3. Completion Certificate Application through online received from N.M. Promoters and 10 others dated 25.10.2025.
4. This office D.C.Letter even No.dated 15.12.2025. addressed to the applicant.
5. Applicant letter dated 16.12.2025 and 30.01.2026 with remittance of Additional Development Charges & Infrastructure and Amenities Charges through online vide CMDA Receipt No.CMDA/PP/Ch/21007/2025 dated 16.12.2025 with enclosures.

This is to certify that N.M. Promoters and 10 others has Completed the Construction of Stilt Floor + 4 Floors Residential cum Commercial (Office at First Floor) with 35 Dwelling Units at Thiruneermalai Main Road, Chrompet, Chennai – 600 044 comprised in S.No.306 of Thiruneermalai Village within the limits of Tambaram Municipal 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.

Accordingly Completion Certificate is issued for the above construction in C.C.No. **OL-CC/EC/NHRB/S/0057/2026** Date **10 February, 2026.**

The 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 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 has signed in the Plan to ensure the safety after construction and also for its continued

Structural Stability of the buildings.

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,

Signature valid

Name :K Anitha Completion Certificate
Designation :Assistant Planner
Date :02/10/2026 5:03:48 PM

Name: K Anitha Completion Certificate

Designation: Assistant Planner

Date: 10 February, 2026

For

Deputy Planner (South)

Enforcement Cell

Copy to:

1.M/s. N.M. Promoters & 10 Others,
Door No.38, Plot No.74,
Bazullah Road, Mass Towers 1st Floor,
T. Nagar, Chennai – 600 017.

2.The Chairperson, (TNRERA letter No. TNRERA/PBF/0693/2025 dated 25.09.2025 with Registration No.TNRERA/35/BLG/0323/2025 dated 25.09.2025 with the project Name "AVANTIKA" and it is valid till 15.12.2025 TNRERA Extension Registration issued in Form 'F' in Letter No.A2/4711/2025, dated.29.01.2026 with valid from 16.12.2025 to 15.12.2026 in favour of N.M. Promoters.
TNRERA, Plot Nos. 586, 587 & 588,
1st & 2nd Avenue,
Anna Nagar East, Chennai – 600102,

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

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

Note:

(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
(ii) If any change n the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

FORM-4A

ENGINEER'S C ERTIFICATE
(To be furnished on completion of building)

Date:02-04-2026

To

_M/s.N M Promoters
No 38/74 Bazullah Road,
T.Nagar
Chennai 600017

Subject: Certificate of Completion of Construction Work of Residential cum Commercial (office at First Floor)Building of the Project (TNRERA Registration Number: TN/35/Building/0323/2025) situated at Thiruneermalai main Road, Chrompet,Chennai -600044 of the building comprising of Stilt plus 5 floors situated in the land bearing Survey Number/s 306 of Thiruneermalai Village demarcated by its boundaries (latitude and longitude of the end points) 13°13'58.9"N 80°20'22.5"E North 0.77 M to the South 0.77 M to the East 0.77 M to the West 0.77 M within the Tambaram Corporation measuring 2600 Sqmts as per patta and 2589.97 Sqm as per Document area being developed by M/s.N M Promoters

Sir,

I Pratheep E have undertaken the assignment as Registered Engineer for certifying the completion of Construction Work of Residential cum Commercial (office at First Floor)Building of the Project (TNRERA Registration Number: TN/35/Building/0323/2025) situated at Thiruneermalai main Road, Chrompet,Chennai -600044 of the building comprising of Stilt plus 5 floors situated in the land bearing Survey Number 306 of Thiruneermalai Village measuring 2600 Sqmts as per patta and 2589.97 Sqm as per Document, being developed by M/s.N M Promoters rep by M Venkata Subba Rao Partner.

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

(i)	M/s/Thiru/Tmt. Pratheep E	as Registered Engineer
(ii)	M/s/Thiru/Tmt. M Venkata Subba Rao	as Structural Consultant
(iii)	M/s.Audieshaiah & Sons	as MEP Consultant
(iv)	M/s/Thiru/Tmt.Gulab Basha A	as Site Supervisor/Clerk of Works

3. 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 hereby certify that Residential cum Commercial (office at First Floor)Building of the Project (TNRERA Registration Number: TN/35/Building/0323/2025) situated at Thiruneermalai main Road, Chrompet,Chennai -600044 of the building comprising of Stilt plus 5 floors situated in the land bearing Survey Number/s 306 of Thiruneermalai Village 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 Residential Cum Commercial Building Block "AVANTIKA" of the Building is granted Completion Certificate bearing number **C.C.No.OL-CC/EC/NHRB/S/0057/2026 dated 10-02-2026** by Chennai Metropolitan Development Authority.

Yours Faithfully,

Prattreep E.

PRATHEEP .E
Registered Engineer
RE/2024/67169
2174, Sarojini Road, T.Nagar,
Chennai - 600 017. Ph:28344962
Email:raamu3610@gmail.com

PRATHEEP E
(RE/2024/67169)

Signature & Name (IN BLOCK LETTERS) of Engineer

GSTIN: 33AAWFA2842G1ZF

M AUDISESHAIAH & SONS
Architects, Engineers & Project Management Consultants

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FORM-4B

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

I M Venkata Subba Rao have undertaken assignment as Structural Engineer for the design and construction of the Residential cum Commercial (office at First Floor) Building of the Project (TNRERA Registration Number: TN/35/Building/0323/2025) situated at Thiruneermalai main Road, Chrompet,Chennai -600044 of the building comprising of Stilt plus 5 floors situated in the land bearing Survey Number/s 306 of Thiruneermalai 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.

M. VENKATASUBBA RAO
Registered Structural Engineer Grade-I (SE)
B.E., (Civil Engg..) M.S. (Structural...)
SE/GR-I/19/03/053
38/74, Bazullah Rd.,
T. Nagar, Chennai -
Ph:28344962/
E-mail: Vmadal

Tel: 044 - 28344962
www.audiarchitect.com
38/74, "Mass Towers"
First Floor, Bazullah Road, T.Nagar,
Chennai-600 017.
audisons@gmail.com
info@audiarchitect.com

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.