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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

RAMAN
SETS YOU APART

Project (Building) - Quarterly Progress Report (QPR)

I.	Promoter's Name	:	M/S.SHRI RAMAN DEVLOPERS
	Project Name	:	S.L.ANANDAN TOWERS
	Project Registration No.	:	TN/29/Building/0561/2024
	Project Registration Date	:	05.12.2024
	Project Completion Date in Form 'C' / Form 'F'	:	31-08-2025
	Quarter Ending	:	~~(April 2026)~~ (March 2026)

II.	Bank Name	:	Kotak Mahindra bank
	Bank Branch	:	Kilapuk
	E-Mail ID	:	Venkataramanan.j1@kotak.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	18 lakhs
2.	RERA Designated Separate Account (70%)	Nil
3.	RERA Designated Transaction Account (30%)	Nil

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	18 lakhs
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	Nil
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	Nil

SHRI RAMAN DEVELOPERS
18/46B, East 1st Main Road, off Shenoy Nagar Metro Station, Chennai - 600 030.
enquiry@ramandevelopers.com / www.ramandevelopers.com

For SHRI RAMAN DEVELOPERS

Partner

IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Attached
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter	:	Nil
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	:	Nil
VII.	Details of the Blocks registered with TNRERA a) Total No. of Flats Block wise b) Common Amenities provided	:	01

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise		03	714
	b) UDS Registered		01	238

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.	F1		YES		YES

For SHRI RAMAN DEVELOPERS

Partner

X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	01	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

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.18,00,000
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 NA

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 SHRI RAMAN DEVELOPERS

Partner



Front view (North)



Side view (West)



Side view (East)



Rear view (South)

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/N-I/15/2025 **Dated:05-03-2025**

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 3 Floors Commercial building (Office) at Old Door No.336 to 344, New Door No.336, Poonamallee High Road, Aminjikarai, Chennai – 29 comprised in Old S.No. 70/1part, T.S. No.2/8, Block No.23, Ward No.1 of Aminjikarai 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/217/2024 in letter No. CMDA/PP/NHRB/N/735/2023 in Planning Permit No. OL-903 dt.27.05.2024 availing with Premium FSI.
2. NOC issued by TNRERA in letter No.TNRERA/PBF/0621/2024 and registration No.TN/29/Building/561/2024 dated 05.12.2024.
3. Completion Certificate Application received from the applicant on 09.01.2025.
4. This office letter even no. dated 20.02.2025 addressed to the applicant.
5. Applicant letter dated Nil received on 25.02.2025 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0026562 dated 25.02.2025.
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 Shri Raman Developers, Rep. by its Partner Thiru.Siddhant Sailesh Hindocha, GPA of Thiru.A.Jaganathan and 4 others, has constructed Stilt Floor + 3 Floors Commercial building (Office) at Old Door No.336 to 344, New Door No.336, Poonamallee High Road, Aminjikarai, Chennai – 29 comprised in Old S.No. 70/1part, T.S. No.2/8, Block No.23, Ward No.1 of Aminjikarai village, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issuing the Completion Certificate as per the TNCDBR 2019.

/pto/

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I/081/2025, dated:05-03-2025.**

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 TNCDBR 2019 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 outcome of the Hon'ble High Court order in the reference 6th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

05/03/25

for MEMBER-SECRETARY

05/03/25

Copy to:

1. Shri Raman Developers,
   Rep. by its Partner Thiru.Siddhant Sailesh Hindocha,
   GPA of Thiru.A.Jaganathan and 4 others,
   No.15/6, 7th West Cross Street,
   Shenoy Nagar,
   Chennai-600 030.
2. The Chairperson, TNRERA
   CMDA Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.
   NOC issued by TNRERA in letter No.TNRERA/PBF/0621/2024 and registration No.TN/29/Building/561/2024 dated 05.12.2024.
3. The Financial Advisor
   Finance Division, CMDA, Chennai
   (For Refund of SD for building & DB)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

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

Date:

To:

Mrs:A.Sundari, Mr.A.Jaganathan, Mr. A.Mahendran,

Mr.A.Murali,Mrs.G.devi & M/s. Shri Raman developers partner

Mr.Siddhant Sailesh Hindocha ,

Old Door No:336 to 344, New Door No: 336,

Pooanamallee High Road,

Aminjikrai, chennai.

Subject: Certificate of Completion of Construction Work of commercial Building/ single Block of the Building of the Project (TNRERA Registration Number : TNRERA/PBF/0621/2024) situated on the Land bearing Survey No: old S.No:70/1part, T.Sno:2/8, Door No: Old Door No:336 to 344, New Door No:336, Poonamallee High Road, Aminjikarai, Chennai - 29. Demarcated by its boundaries (latitude and longitude of the end points 13.074072,80.2227766) to the North by T.S.No:2/1 to the South by T.S.No: 3&4 to the East by T.S.No:2/5 & 2/1 to the west by Block No: 31 of Division Aminjikarai Village Aminjikarai Taluk Chennai District PIN 600029. Measuring 7686 sq.ft area being developed by Shri Raman Developers

Sir,

I/We Mrs:A.Sundari, Mr.A.Jaganathan, Mr. A.Mahendran, Mr.A.Murali,Mrs.G.devi & M/s. Shri Raman developers partner Mr.Siddhant Sailesh Hindocha have undertaken the assignment as Architect/ Engineer for certifying the completion of Construction Work of Commercial Building/Block/Tower S.L.ANANDAN TOWERS of the

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Building situated on the plot no./Survey no./Door no: Old Door No: 336 to 344, New Door No: 336, Poonamallee High Road, of Division Aminjikarai Village Aminjikarai Taluk Chennai District, 600029. measuring 7686 sq.ft area, being developed by shri Raman Developers

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

(i) M/s/Thiru/Tmt A.Jagan as Architect/Engineer
(ii) M/s/Thiru/Tmt Venkata subrao as Structural Consultant
(iii) M/s/Thiru/Tmt.....as MEP Consultant
(iv) M/s/Thiru/Tmt.. Pargunan 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/We hereby certify that Commercial 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 Commercial Building/Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/N-I/15/2025 dated 05-03-2025 by CMDA.

Yours Faithfully,

A. JAGAN, B.Arch ,M.Arch.
COA Reg. No. CA/2007/40336
CMDA Reg. No. RA/Gr I/19/03/266

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

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FORM - 4 B

STRUCTURAL STABILITY CERTIFCATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I/We VENKATA SUBRAO have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower **S.L.ANANDAN TOWERS** of the building comprising of Stilt Floor (parking) + 3 floors situated in the land bearing Survey Number Old S.No:70/1Part, T.S.No: 2/8, Block No: 23 ,Ward -1 Of Aminjikarai 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 load 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,

18/08/25

M. VENKATASUBBA RAO
Registered Structural Engineer Grade-I (SE)
B.E., (Civil Engg.,) M.S. (Structural)
SE/GR-I/19/03/063
38/74, Bazullah Road,
T. Nagar, Chennai - 600 017.
Ph: 28344962 / 28344857
E-mail: vmadala@yahoo.com

Signature, Name and seal of the

Registered structural Engineer

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

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OMR Thoraipakkam,
Chennai 600 097, India
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+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.