Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

SRI HARI HOMES
#170, Citty Babu Street, Kalaingar Nagar,
St. Thomas Mount, Chennai - 600 016.
Contact : 99404 04594 / 9171571514

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	SRI HARI HOMES
Project Name	:	MAGNUM
Project Registration No.	:	TN/2/BUILDING/0310/2024
Project Registration Date	:	15/03/2024
Project Completion Date	:	22/07/2025
Quarter Ending	:	(March/June/September/December) Year 2025

RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK
Bank Branch	:	PORUR
Bank A/c No.	:	027505010378

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	7,92,96,602/-
Amount withdrawn from the RERA A/c from the date of opening	:	5,36,24,000/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	ENCLOSED

For SRI HARI HOMES

Proprietor

SRI HARI HOMES
#170, Citty Babu Street, Kalaingar Nagar,
St. Thomas Mount, Chennai - 600 016.
Contact : 99404 04594 / 9171571514

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A. Sales

Sl. No.	Description	Cumulative No. 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 b) UDS Registered	15 15	1621.97 800.00

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	F1,F2,F3,F4,F5	YES	YES
2.	S1,S2,S3,S4,S5	YES	YES
3.	T1,T2,T3,T4,T5	YES	YES

B. Construction

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

For SRI HARI HOMES

Proprietor

SRI HARI HOMES
#170, Citty Babu Street, Kalaingar Nagar,
St. Thomas Mount, Chennai - 600 016.
Contact : 99404 04594 / 9171571514

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs 8,30,00,000
2.	Percentage of completion of Common Amenities i) Physical 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)

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.

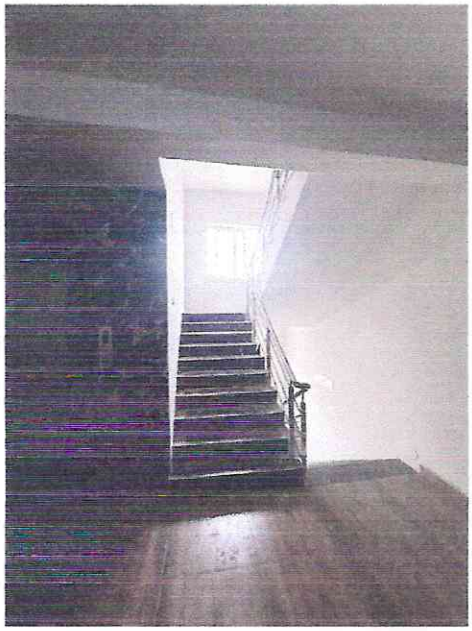
For SRI HARI HOMES

Proprietor





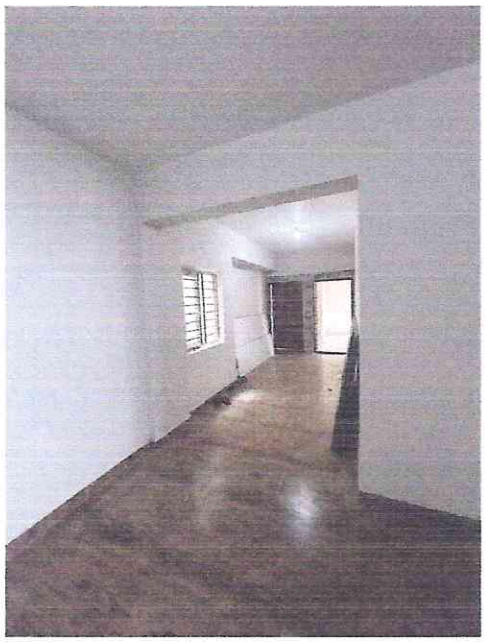






















CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

COMPLETION CERTIFICATE

Letter No. : CMDA/CC/NHRB/C/0057/2025 **Dated :** 22 July, 2025

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,
Thiruverkadu Municipality,
Chennai.

Sir,

Sub : CMDA – Enforcement Cell (Central-II) – Completed the Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units at Plot No.11, Sri Balaji Avenue, Ayanambakkam comprised in S.No.441/1A2 & 441/1B of Ayanambakkam Village within the limit of Thiruverkadu Municipality– 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 P.P.No. OL - PP/NHRB/0203/2023 in Letter No. CMDA/PP/NHRB/C/0083/2023 dated 05.06.2023 in planning permit No. OL - 00336.
3. TNRERA Registration for project in Registration No. TN/2/Building/0310/2024 in file No. TNRERA/PBF/0032/2024 dated 15.03.2024.
4. Completion Certificate application received on online dated 30.06.2025.
5. This office D.C. advice letter even No. dated 18.07.2025.
6. Applicant letter dated 21.07.2025, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.CMDA/PP/Ch/19081/2025, dated 18.07.2025 and other particulars.

This is to certify that M/s.Sri Hari Homes Rep. by Mrs.S.Vejarani has Completed the Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units at Plot No.11, Sri Balaji Avenue, Ayanambakkam comprised in S.No.441/1A2 & 441/1B of Ayanambakkam Village within the limit of Thiruverkadu Municipality for which Planning Permission was accorded in reference 2nd cited. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

Accordingly Completion Certificate is issued for the above construction in C.C.No. **OL-EC/Central-II/0010/2025** Date **22 July, 2025**.

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.

Yours faithfully,

Signature valid
Name :S. KIRUBHAKARAN
Designation :Assistant Planner
Date :07/22/2025 6:19:55 PM

Name: S KIRUBHAKARAN

Designation: Assistant Planner

Date: 22 July, 2025

For

Deputy Planner (Central)

Enforcement Cell

Copy to:

1.M/s.Sri Hari Homes Rep. by Mrs.S.Vejarani,
Door No.170, Plot No.11, Chittibabu Street,
Kalaignar Nagar, St.Thomas Mount,
Chennai – 600016.

2.The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA Registration for project in Registration No. TN/2/Building/0310/2024 in file No. TNRERA/PBF/0032/2024 dated 15.03.2024.

3.The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building, Display Board &STP. SD for Building , SD for Display Board & STP remitted in Receipt No. CMDA/PP/Ch/10930/2023, dated 02.06.2023).

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.

RJ ARCHITECTS PVT. LTD.,

MOBILE: ~~9841084594~~
EMAIL : Sriharihomes2013@gmail.com
MOBILE: 7305918789

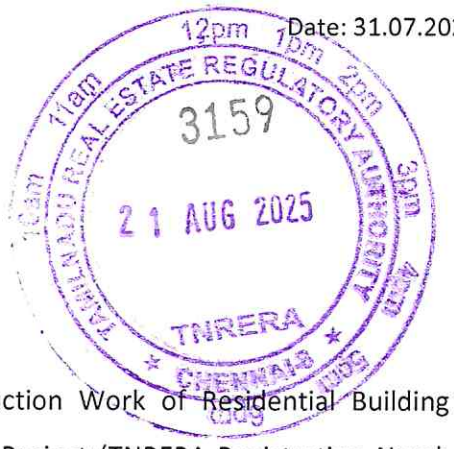
Administrative Office
New No.7 (Old No.Y-81),
First Floor, 6th Street,
5th Avenue, 'Y' Block,
Anna Nagar, Chennai - 600 040.
Phone : 044- 4261 2003
Email : rjarchitects@gmail.com
CIN-U74210TN2006PTC061008
GST NO - 33AADCR5572L1Z3

FORM-~~4A~~

ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 31.07.2025



To,

M/s.Sri Hari Homes Rep. by Mrs.S.Vejarani
170, Chitty Babu Street,
Kalaingar Nagar, ST.Thomas Mount,
Chennai – 600 016.

Subject: Certificate of Completion of Construction Work of Residential Building / Single block of the building of the Project (TNRERA Registration Number **TN/2/Building/0310/2024**) situated on the land bearing Plot No.11, Sri Balaji Avenue, Ayanambakkam comprised in S.No.441/1A2 & 441/1B demarcated by its boundaries (latitude-13.087021 and longitude-80.145793) of the end points) to the North – 24 Feet Road to the South – Vacant Land to the East – Plot No.10 to the West –Plot No.12 of Ayanambakkam Village, Poonamallee Taluk, Tiruvallur District PIN-600095 measuring 800.00 sq.mts area being developed by M/s. **Sri Hari Homes Rep. by Mrs.S.Vejarani**

Sir,

I Thiru.K.Jamal Mohideen have undertaken assignment as Architect of certifying completion of Construction Work of Residential Building Single block of the building situated on the Plot No.11, Sri Balaji Avenue, Ayanambakkam comprised in S.No.441/1A2 & 441/1B of Ayanambakkam Village Poonamallee Taluk, Tiruvallur District, PIN-600095 measuring 800.00 sq.mts area being developed by M/s. **Sri Hari Homes Rep. by Mrs.S.Vejarani**

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No:15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile: 9840098425
E-mail:rjarchitects@gmail.com

RJ ARCHITECTS PVT. LTD.,

Administrative Office
New No.7 (Old No.Y-81),
First Floor, 6th Street,
5th Avenue, 'Y' Block,
Anna Nagar, Chennai - 600 040.
Phone : 044- 4261 2003
Email : rjarchitects@gmail.com
CIN-U74210TN2006PTC061008
GST NO - 33AADCR5572L1Z3

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

(i)	Thiru. K. Jamal Mohideen	as Architect/Engineer
(ii)	Thiru. N.Tamilvanan	as Structural Consultant
(iii)	-	as MEP Consultant
(iv)	Thiru. Mr. S.Naveen	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 Building / Single 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 Residential Building / Single block of the Building is granted Completion Certificate bearing number C.C.No. **OL-EC/Central-II/0010/2025** dated:- 22.07.2025 issed by Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature of the Registered Architect :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile : 9840098425
E-mail : rjarchitects@gmail.com

Name of the Registered Architect : **K.JAMAL MOHIDEEN / CA/1983/07686**

B&W STRUCTURAL DESIGN CONSULTANT

9677044466, 044-43237175 bwstructuraldesign@gmail.com

FORM-4B

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

Date: 30/07/2025

I/We N.TAMILVANAN have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower of the building comprising of STILT + 3 floors situated in the land bearing Survey Number/s 441/1A2 & 4411B , SRI BALAJI AVENUE, AYNAMBAKKAM CHENNAI /Door No. PLOT NO:11, AYNAMBAKKAM 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,

N. TAMILVANAN, M.E.(STRUCT.,)
Registration Structural Engineer GRADE-I (SE)
(CMDA) REG.No.SE/GR-I/2024/02/00[illegible]
B&W STRUCTURAL DESIGN CONSULTANT
181/64, Gandhi Road, Velachery Chennai-42.
Ph: 9677044466, 044 - 43237175
bwstructuraldesign@gmail.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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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.