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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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

BBCL EVERGREEEN PHASE II, Layout of house sites with 17 Plots Comprised in Survey No. 28 & 29 of Tharapakkam Village, Kundrathur Taluk, Chengalpattu District.

Date: 29-01-2026

M/s. Transstroy India Limited
Door No. 5-91-58
4th Lane Lakshmipuram,
Guntur,
Guntur District - 522007

Subject: Certificate for BBCL EVERGREEEN PHASE II,
Ref: TN/1/Layout/1297/2025 dated 21.04.2025

Sir,

I, **SINDHUJA S V** having License No. **CA201151214** had undertaken assignment as an Architect for the assessment and verification of development of work done at **BBCL EVERGREEN PHASE II,** Layout of house sites with 17 Plots Comprised in Survey No. 28 & 29 of Tharapakkam Village, Kundrathur Taluk, Chengalpattu District demarcated by its boundaries (latitude and longitude of the end points) 12.996209 & 80.128644 to the North 12.995954 & 80.128442 to the South 12.995865 & 80.128686 to the East 12.995658 & 80.129408 to the West of Division Tharapakkam Village Kundrathur Taluk, Chengalpattu District measuring 2550 sq. mts. Being developed by Transstroy India Limited.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the

project has been developed and completed in all respects as per the Plotting layout plan sanctioned by MEMBER SECRETARY (LAYOUT) CMDA vide Planning Permission No.15976 dated 18.11.2024, P.P.D/L.O.No.258/2024, File No.Layout-1/0201/2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

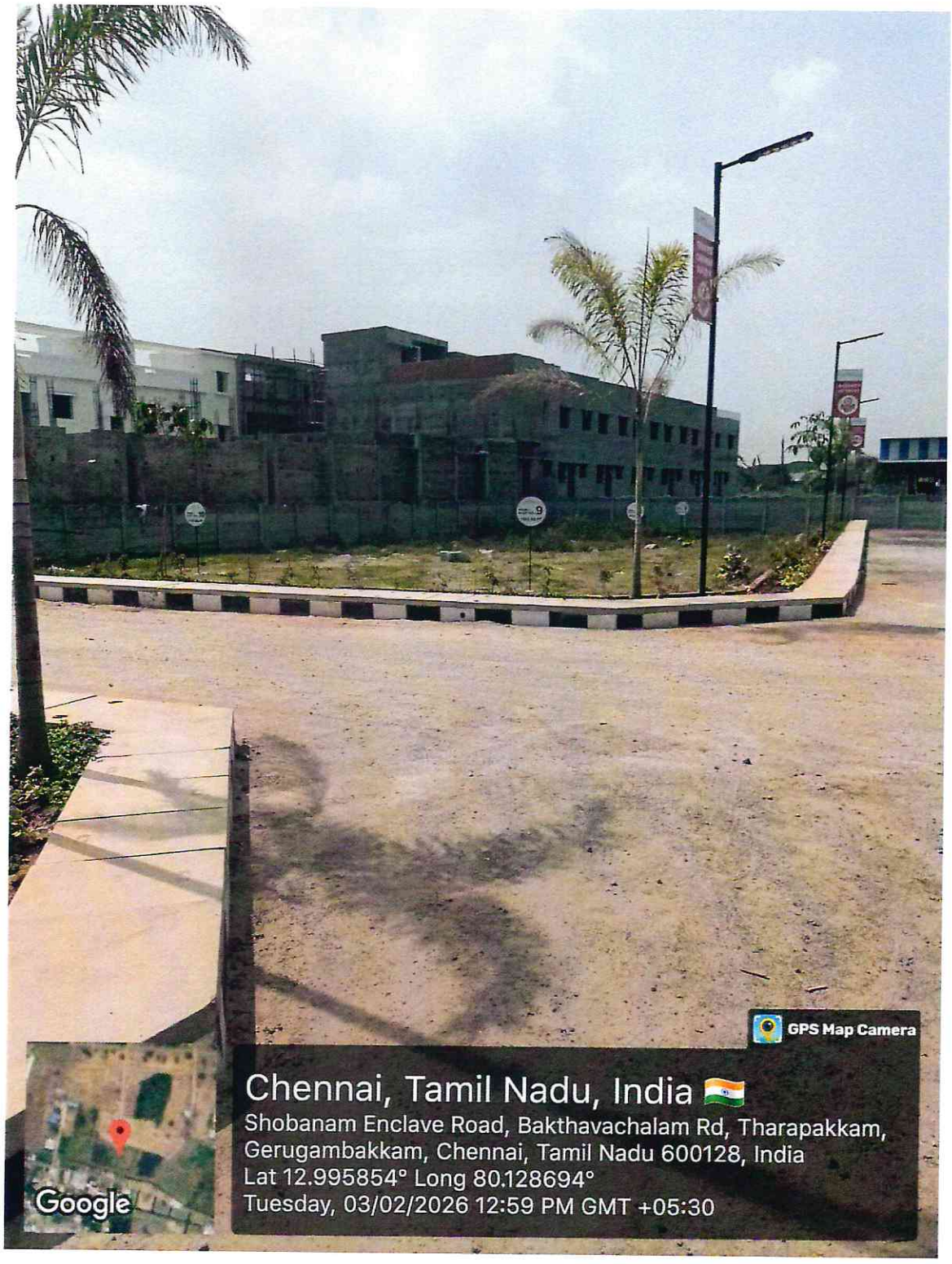
SINDHUJA S V
Registered Architect CMDA
CA201151214

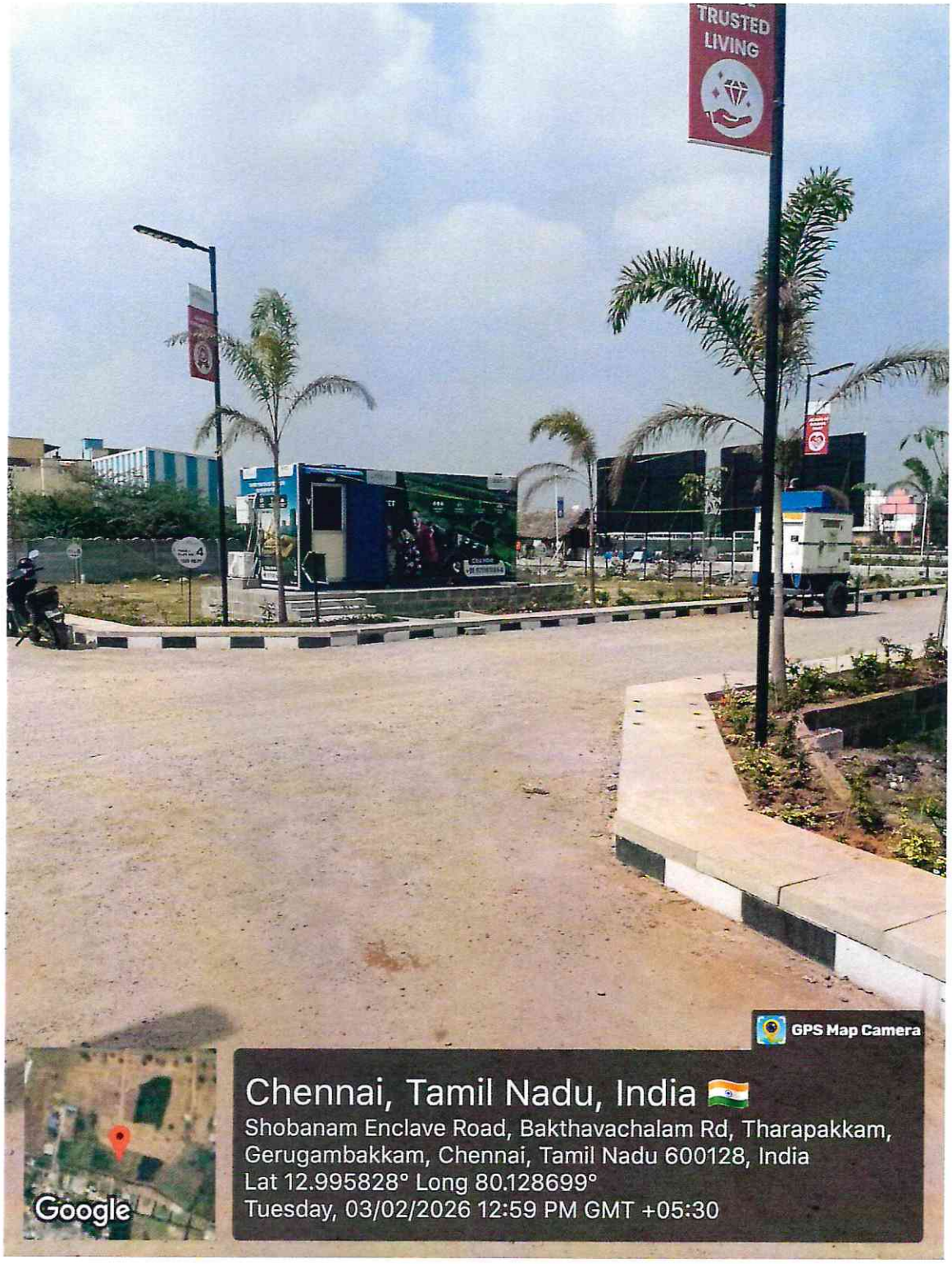
SINDHUJA S V
Registered Architect CMDA
No. CA201151214
No. 295, 10th Street, Astalakshmi Nagar,
Alapaakkam, Chennai-600 116.
Mobile No: 9884584403
E-Mail : sindhujades[illegible]@gmail.com

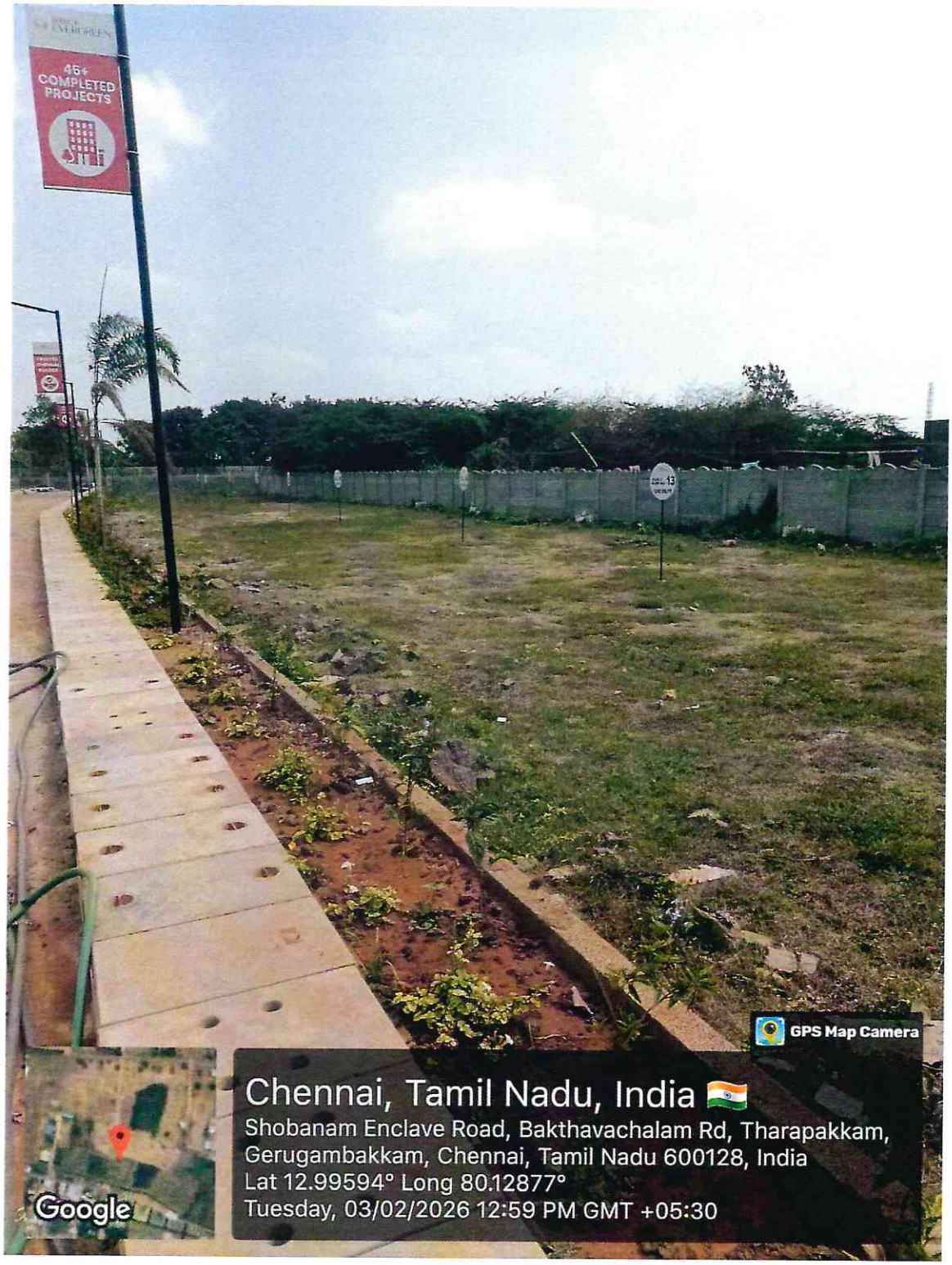
Enclosed:

Photographs of all sides of site


2500+
HAPPY
FAMILIES
GPS Map Camera
Google
Chennai, Tamil Nadu, India
Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam,
Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.995809° Long 80.128704°
Tuesday, 03/02/2026 12:59 PM GMT +05:30


GPS Map Camera
Chennai, Tamil Nadu, India
Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.995854° Long 80.128694°
Tuesday, 03/02/2026 12:59 PM GMT +05:30
Google


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GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam,
Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.995828° Long 80.128699°
Tuesday, 03/02/2026 12:59 PM GMT +05:30
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45+
COMPLETED
PROJECTS
GPS Map Camera
Chennai, Tamil Nadu, India
Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam,
Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.99594° Long 80.12877°
Tuesday, 03/02/2026 12:59 PM GMT +05:30
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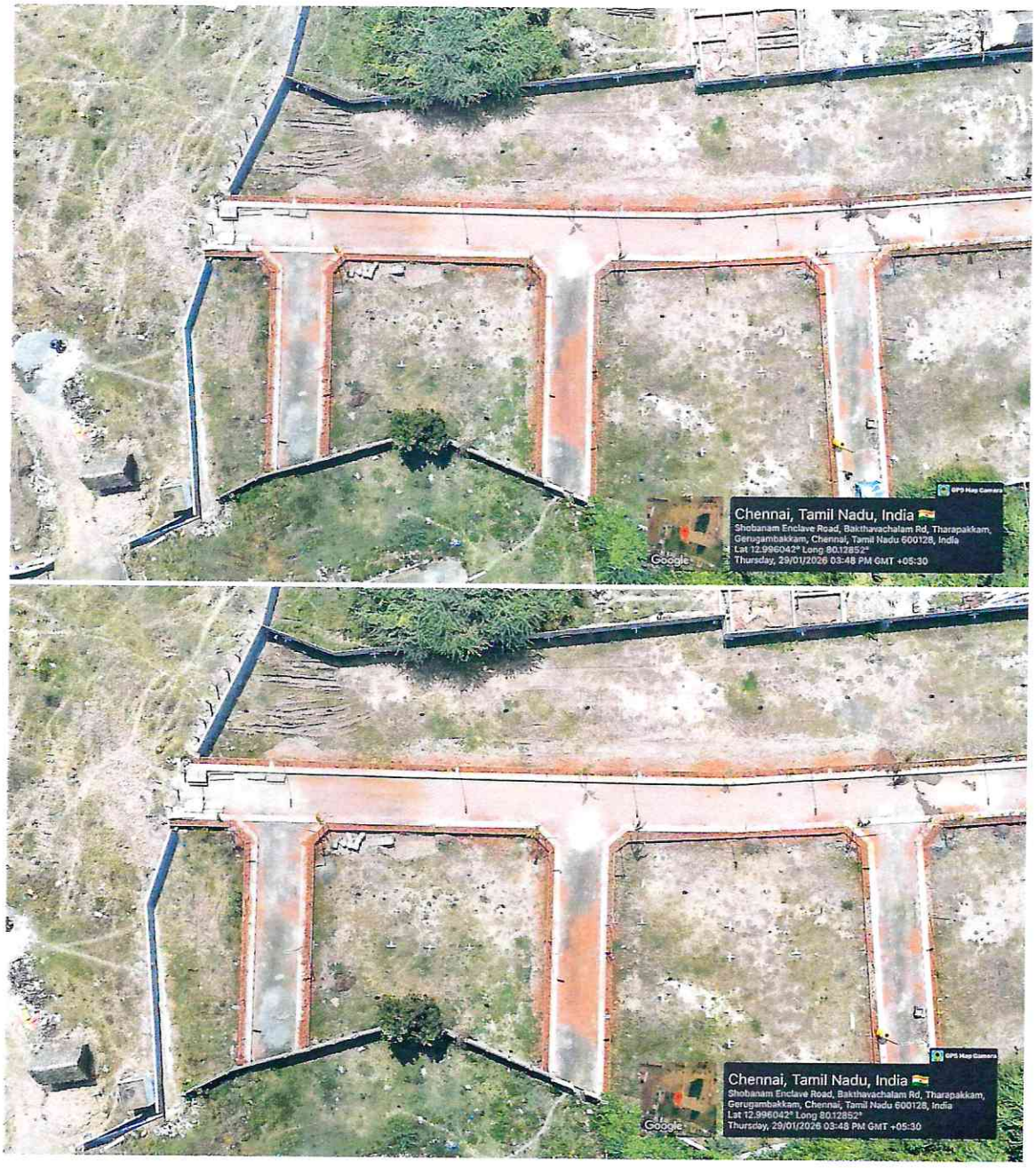

GPS Map Camera
Chennai, Tamil Nadu, India
Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.996044° Long 80.12852°
Thursday, 29/01/2026 03:48 PM GMT +05:30
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Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.99603° Long 80.128538°
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Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.99603° Long 80.128538°
Thursday, 29/01/2026 03:48 PM GMT +05:30
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Lat 12.996042° Long 80.12852°
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Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.996042° Long 80.12852°
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Lat 12.996042° Long 80.12852°
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Lat 12.996042° Long 80.12852°
Thursday, 29/01/2026 03:48 PM GMT +05:30
Google
GPS Map Camera


BRCL EVERGREEN
Chennai, Tamil Nadu, India
Shobanam Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.996043° Long 80.128528°
Thursday, 29/01/2026 03:48 PM GMT +05:30
Google


BRCL EVERGREEN
42 Premium Villa Plots
Build Your Dream Villa
Chennai, Tamil Nadu, India
Shobaram Enclave Road, Bakthavachalam Rd, Tharapakkam, Gerugambakkam, Chennai, Tamil Nadu 600128, India
Lat 12.996043° Long 80.128528°
Thursday, 29/01/2026 03:48 PM GMT +05:30
Google

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	TRANNSTROY INDIA LIMITED
Project Name	:	BBCL EVERGREEN PHASE II
Project Registration No.	:	TN/1/Layout/1297/2025
Project Registration Date	:	21.04.2025
Project Completion Date	:	28-02-2026
Quarter Ending	:	(December) Year 2025

RERA Separate Bank A/c Details

Bank Name	:	State Bank of India
Bank Branch	:	Teynampet
Bank A/c No.	:	43899292240

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	1,31,66,500.00
Amount withdrawn from the RERA A/c from the date of opening	:	1,28,33,300.00
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Plots Booked	7	7354

2. Furnish the details Flat-wise

Sl. No.	Plot No. as in approved Plan	Plot Booked (Yes/No)	UDS Registered (Yes/No)
1.	4	Yes	
2.	5	Yes	
3.	8	Yes	
4.	9	Yes	
5.	10	Yes	
6	14	Yes	
7	15	Yes	

B. Construction

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

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
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. in Lakhs

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

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
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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.