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

Project (Building) - Quarterly Progress Report (QPR)

I.

Promoter's Name	:	SREEROSH PROPERTIES P LTD
Project Name	:	SREEROSH PETUNIA
Project Registration No.	:	TN/29/BUILDING/0426/2024
Project Registration Date	:	16/7/2024
Project Completion Date in Form 'C' / Form 'F'	:	26/8/2025
Quarter Ending	:	March Year 2026

II.

Bank Name	:	HDFC BANK
Bank Branch	:	SHANTI COLONY , ANNA NAGAR
E-Mail ID	:	Sathish.subbiah@hdfc.bank.in

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	50200097943601
2.	RERA Designated Separate Account (70%)	50200097943601
3.	RERA Designated Transaction Account (30%)	NA

III.

	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	Enclosed bank statement
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	RS 4,90.19,950/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	NA

IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	
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	:	SINGLE 4 NA

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	NIL	4	447.78
	b) UDS Registered	NIL	4	200.14

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.	4A	NIL	1	NIL	1
2.	4B	NIL	1	NIL	1
3.	5A	NIL	1	NIL	1
4.	5B	NIL	1	NIL	1

X. Construction

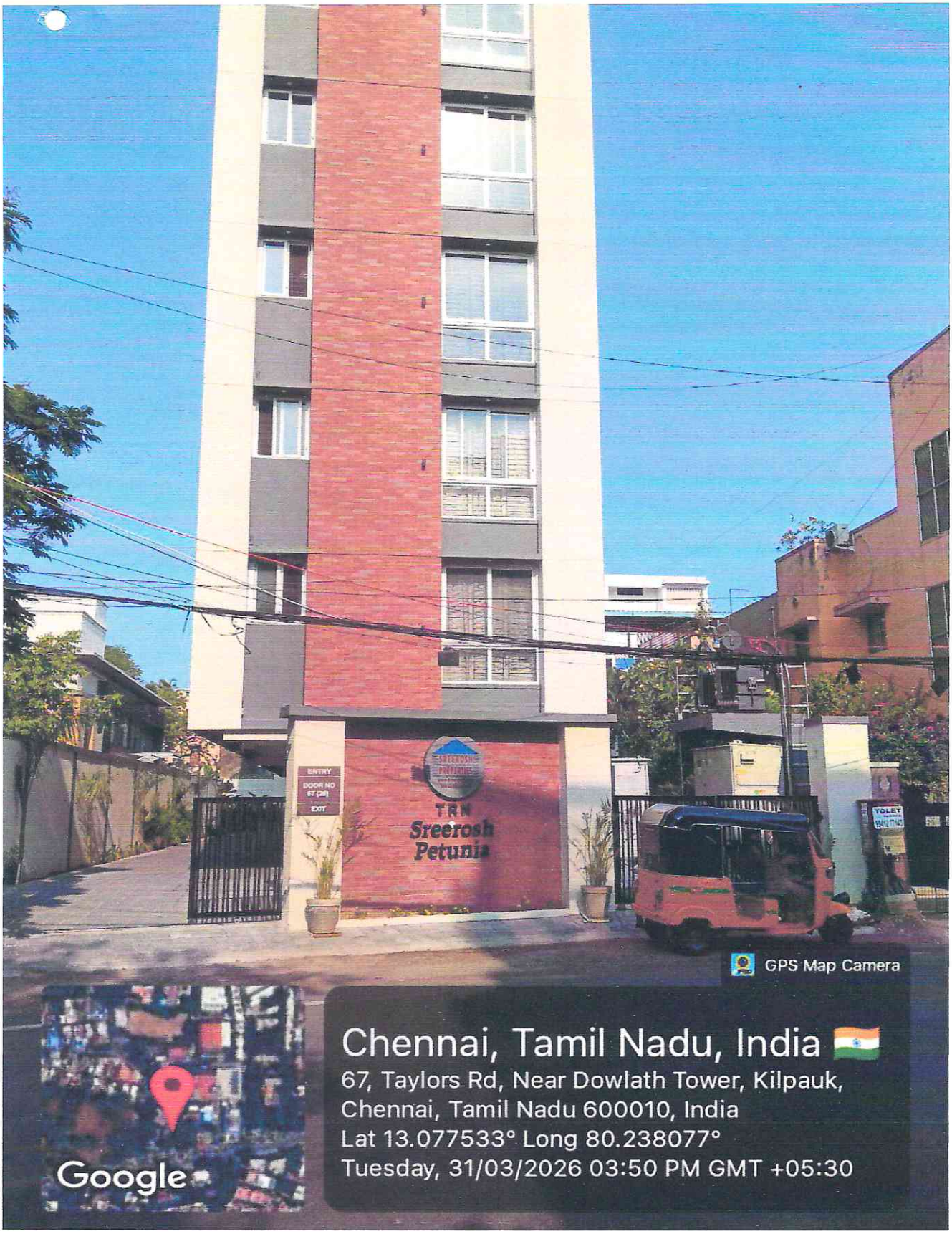
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	STILT PLUS 5 FLOORS , 4 FLATS DEVELOP[ERS SHARE	COMPLETED
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.6,37,85,241/-
2.	Percentage of completion of Common Amenities	
	i) Physical	NA %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. in Lakhs

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

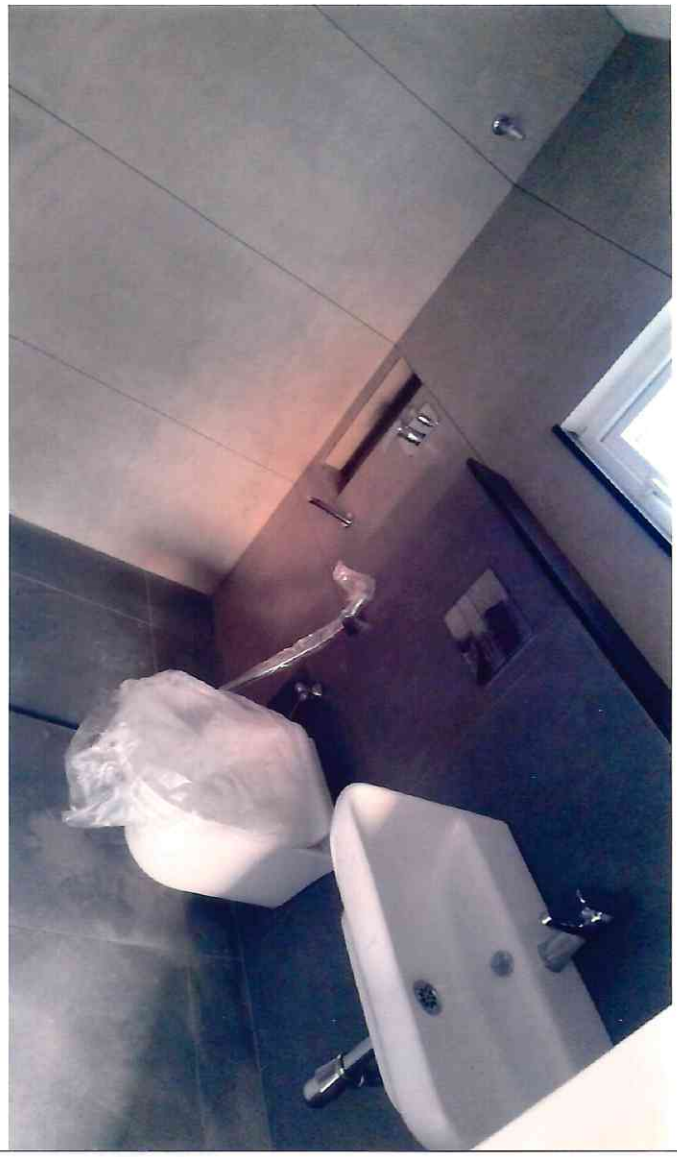
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.


ENTRY
DOOR NO
67 (SR)
EXIT
TRN
Sreerosh
Petunia
TOILET
GPS Map Camera
Chennai, Tamil Nadu, India
67, Taylors Rd, Near Dowlath Tower, Kilpauk,
Chennai, Tamil Nadu 600010, India
Lat 13.077533° Long 80.238077°
Tuesday, 31/03/2026 03:50 PM GMT +05:30
Google







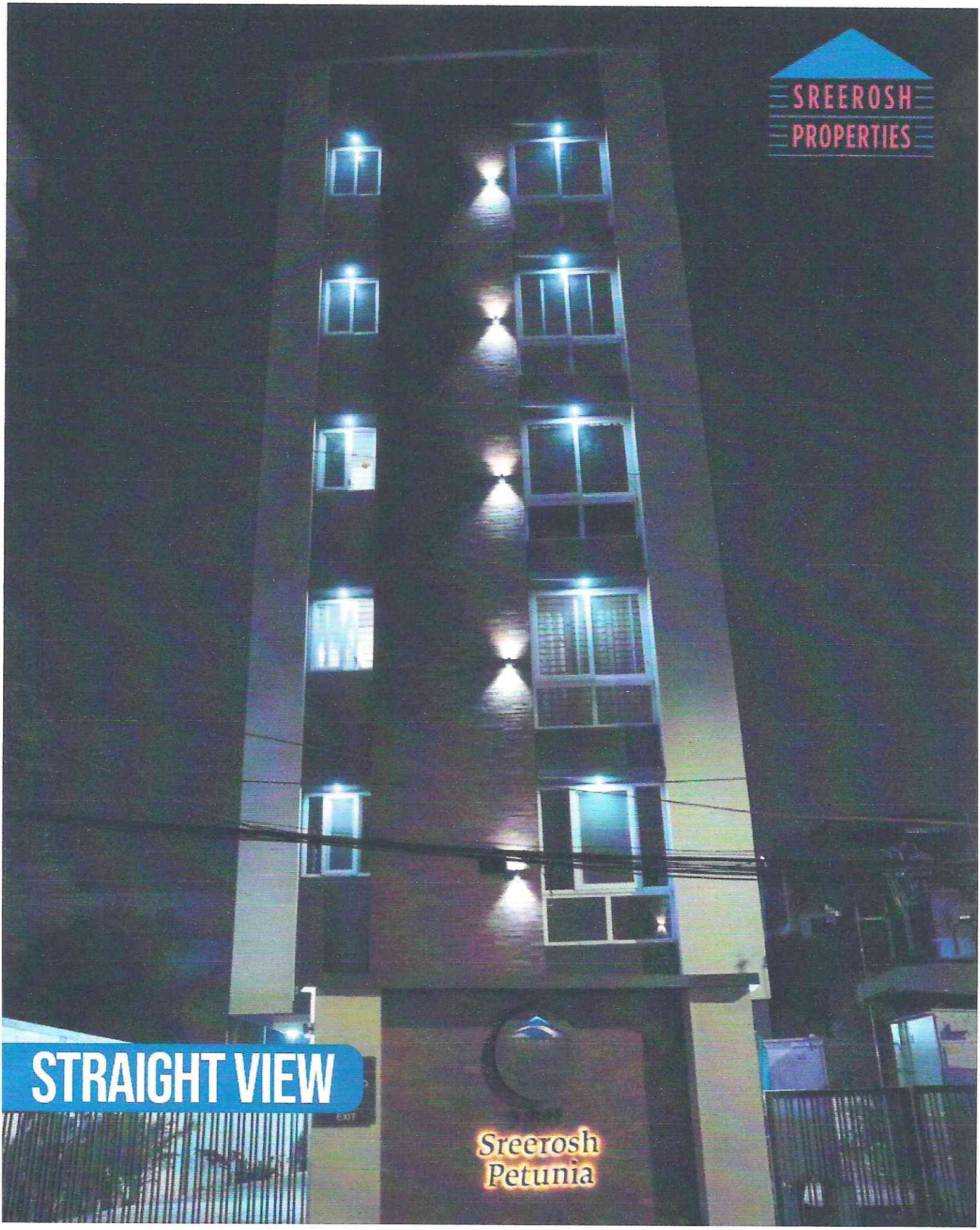


SREEROSH PROPERTIES



LEFT VIEW





STRAIGHT VIEW

SREEROSH
PROPERTIES



ENTRANCE



STAIRCASE


SREEROSH
PROPERTIES
TRM
Sreerosh
Petunia
RIGHT VIEW


SREEROSH
PROPERTIES
2A
1A
CAR PARKING

BY RPAD

COMPLETION CERTIFICATE

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-600 002.
2) The Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC-OFF/NHRB/N/204/2025 **Dated:26-08-2025**

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 5 Floors Residential building with 10 dwelling units at Door 67 (28), Taylors Road, Kilpauk, Chennai-10 comprised in Old S.No.272, Old R.S. No.154/16, T.S.No.154/183, Block No.13 of Egmore 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/212/2024, in letter No. CMDA/PP/NHRB/N/126/2024 dated 24.05.2024 in Planning Permit No. OL-00889 availing with Premium FSI.
2. TNRERA letter No. TNRERA/PBF/0247/2024 and registration No.TN/29/Building/0426/2024 dated 16.07.2024.
3. Completion Certificate Application received dated. 05.05.2025.
4. This office DC advice letter even no. dated 12.08.2025 addressed to the applicant.
5. Applicant letter dated 14.08.2025 along with additional Development Charges and I & A charges remitted in Receipt No. B-0027027 dated 14.08.2025.
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 M/S.Sreerosh Properties (P) Ltd., Rep. by Thiru.Hiren Sreedharan, GPA of Thiru.L.Vijay & 7 others have constructed Stilt floor + 5 Floors Residential building with 10 dwelling units at Door 67 (28), Taylors Road, Kilpauk, Chennai-10 comprised in Old S.No.272, Old R.S. No.154/16, T.S.No.154/183, Block No.13 of Egmore 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 approved plan and satisfies the Norms for issue of Completion Certificate approved by the TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C. No.OFF-CC/EC/North-I/283/2025, dated:26-08-2025.**

/pto/

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,

26/08/25

for Principal Secretary /
Member-Secretary

26/08/25

Copy to:

1 M/S.Sreerosh Properties (P) Ltd.,
Rep. by Thiru.Hiren Sreedharan,
GPA of Thiru.L.Vijay & 7 others,
Door No.97, Plot No.41,
Sreerosh Centre,
New Avadi Road,
Kilpauk, Chennai-600010.

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

TNRERA letter No. TNRERA/PBF/0247/2024 and registration No.TN/29/Building/0426/2024 dated 16.07.2024.

3. The Deputy 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.

5

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

Date: 20.11.2025

To

Sreerosh Properties Private Limited,
Old No.41, New No.97,
2nd Floor Sreerosh Centre,
New Avadi Road,Kilpauk,
Chennai, Tamil Nadu 600010.

Subject: Certificate of Completion of Construction Work of Sreerosh Petunia Building/ Single Block of the Building of the Project (TNRERARegistration Number) TN/29/Building/0426/2024 situated on the Land bearing Survey no. /Plot no. /Door No.67/2 demarcated by its boundaries (latitude and longitude of the end points) Plot No B113 & 114 to the North to the South 117 & 118 to the East 30 feet to the West of Division 102Village Egmoe Taluk Egmore District PIN 600010 measuring 500.37 sq.mts. Area being developed by (Promoter's Name) Sreerosh Propeties Private Limited.

Sir,

I/We Nirupamma Suresh have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Sreerosh Petunia

Building/Block/Tower Sreerosh Petunia of the Building situated on the plot No./Survey no./ Door no 67, Taylors Road , Chennai – 600010 of Division 102 Village Egmore Taluk Egmore District Chennai PIN 600010 measuring 500.37 sq.mts. Area, being developed by Sreerosh Petunia.

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

(i) M/s/Thiru/Tmt. Nirupamma as Architect/Engineer

(ii) M/s/Thiru/Tmt. Inbarajan as Structural Consultant

(iii) M/s/Thiru/Tmt. Salil as MEP Consultant

(iv) M/s/Thiru/Tmt. Arumugam 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 Sreerosh Petunia 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 Single Building/ Block of the Building is granted Completion Certificate bearing number CMDA by CMDA/OFF-CC/EC/NORTH-I/283/2025 dated 26.08.2025 byChennai Metropolitan Devlopement Authority.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. CA/98/23897)

NIRUPAMA SURESH, B.Arch.,
COA. REGN. No. CA/98/23897
CORPORATION REGN. No. RA003292022
H 10/2, ROW TYPE FLATS, KAMBAR STREET,
BESANT NAGAR, CHENNAI-600 090.
PHONE : 9884792777

www.nva.in

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T / +91 44 2457 2457

No.50, Kirupasankari Street, West Mambalam, Chennai - 600 033. ☎: 044-2485 4603.
E-Mail : bournace@gmail.com

BOURNA
CONSULTANTS - ENGINEERS

S.P.S. Inbarajan, M.E. (Structural)
Structural Consultant

FORM-4B

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

Date: 25/11/2025

I/We S.P.S.Inbarajan have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower Sreerosh Petunia of the building comprising of 5 floors situated in the land bearing Survey Number/s Old S.no: 272, Old R.S.no: 154/16, T.S.no: 154/183/DoorNo.67 (28), Taylors road, Kilpauk, Chennai - 600010, Block 13, Egmore 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

S. P. S. INBARAJAN, M.E., (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-I/2024/32009 dt. 27.02.2024
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. RSE 1000032024 Dt. 09.10.2024
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

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.