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	:	NAVIN BUILDERS
	Project Name	:	"NAVIN'S RP ENCLAVE"
	Project Registration No.	:	TN/29/Building/0458/2024
	Project Registration Date	:	23-08-2024
	Project Completion Date in Form 'C' / Form 'F'	:	31-12-2026
	Quarter Ending	:	March-2026

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
17 JUN 2026
TNRERA
CHENNAI-102

Bank Name	:	State Bank of India
Bank Branch	:	SME, Anna Salai Branch, Chennai - 600 008.
E-Mail ID	:	Sbi.70644@sbi.co.in

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	00000043299752405
2	RERA Designated Separate Account (70%)	00000043145208494
3	RERA Designated Transaction Account (30%)	00000043299861458

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	2,12,03,526
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	3,15,90,000
b.	Amount transferred to the RERA DesignatedTransaction Account (30%)	:	21,97,011

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.	:	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	:	Gym, Children's play area, Multipurpose hall

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	0	10	16439
	b) UDS Registered	Nil	Nil	Nil

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	R102		R102		Nil
2	R101		R101		Nil
3	R104		R104		Nil

4	R105		R105		Nil
5	R302		R302		Nil
6	R204		R204		Nil
7	R205		R205		Nil
8	R405		R405		Nil
9	R406		R406		Nil
10	R501		R501		Nil

X. Construction

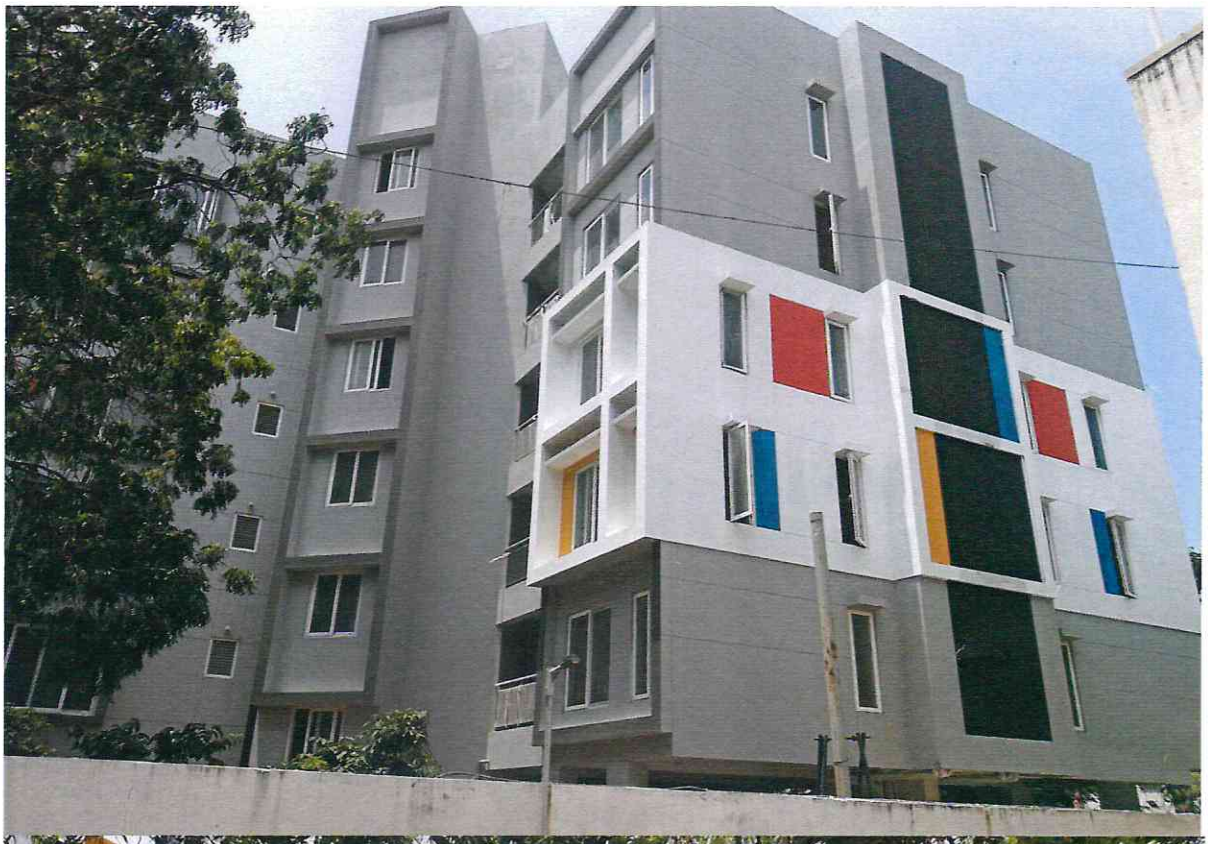
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Stilt + 5Floors with 30 Dwelling units	All floors 100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym, Children's play area, Multipurpose hall	100% completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Gym, Children's play area, Multipurpose hall	100% completed

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. 1196.79Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 70.33 Lakhs 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.



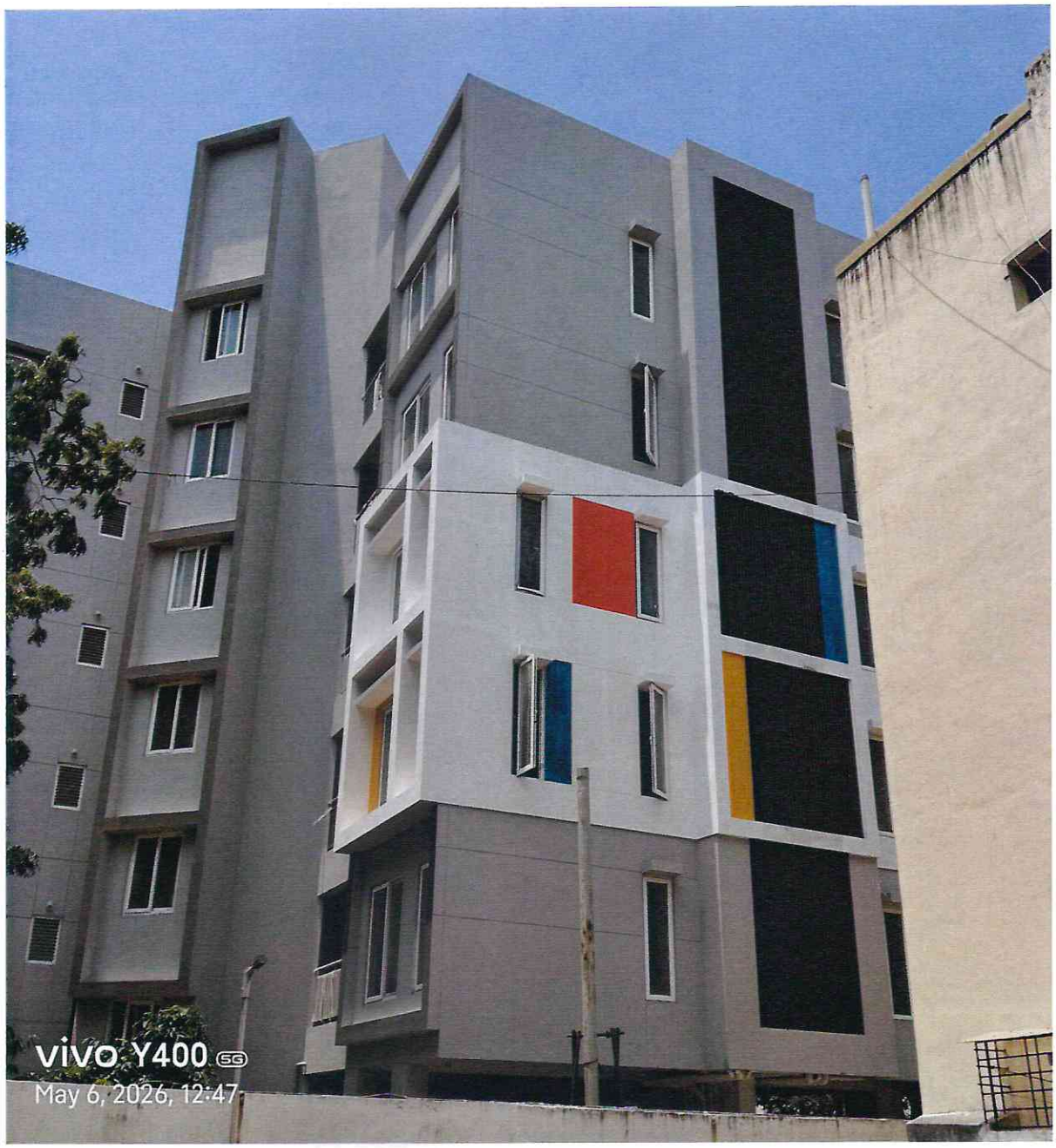

VIVO Y400

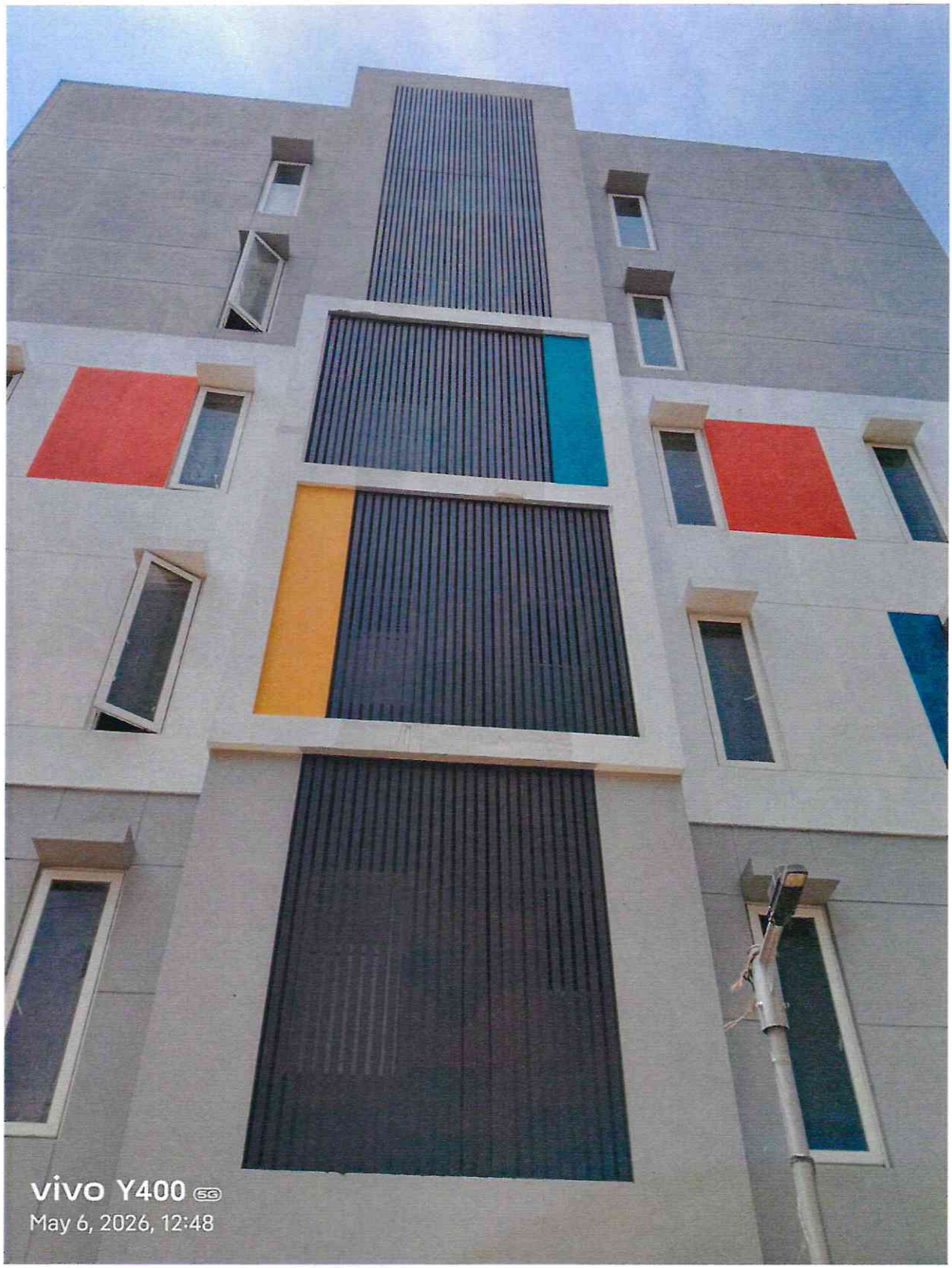

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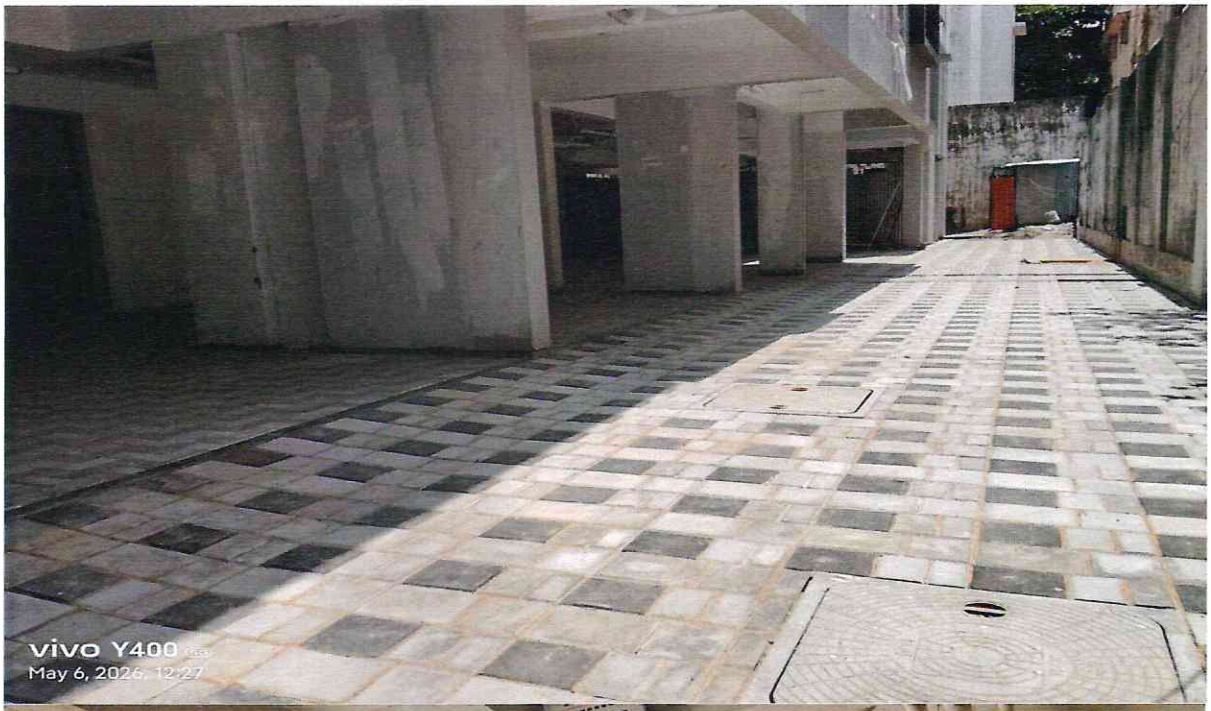

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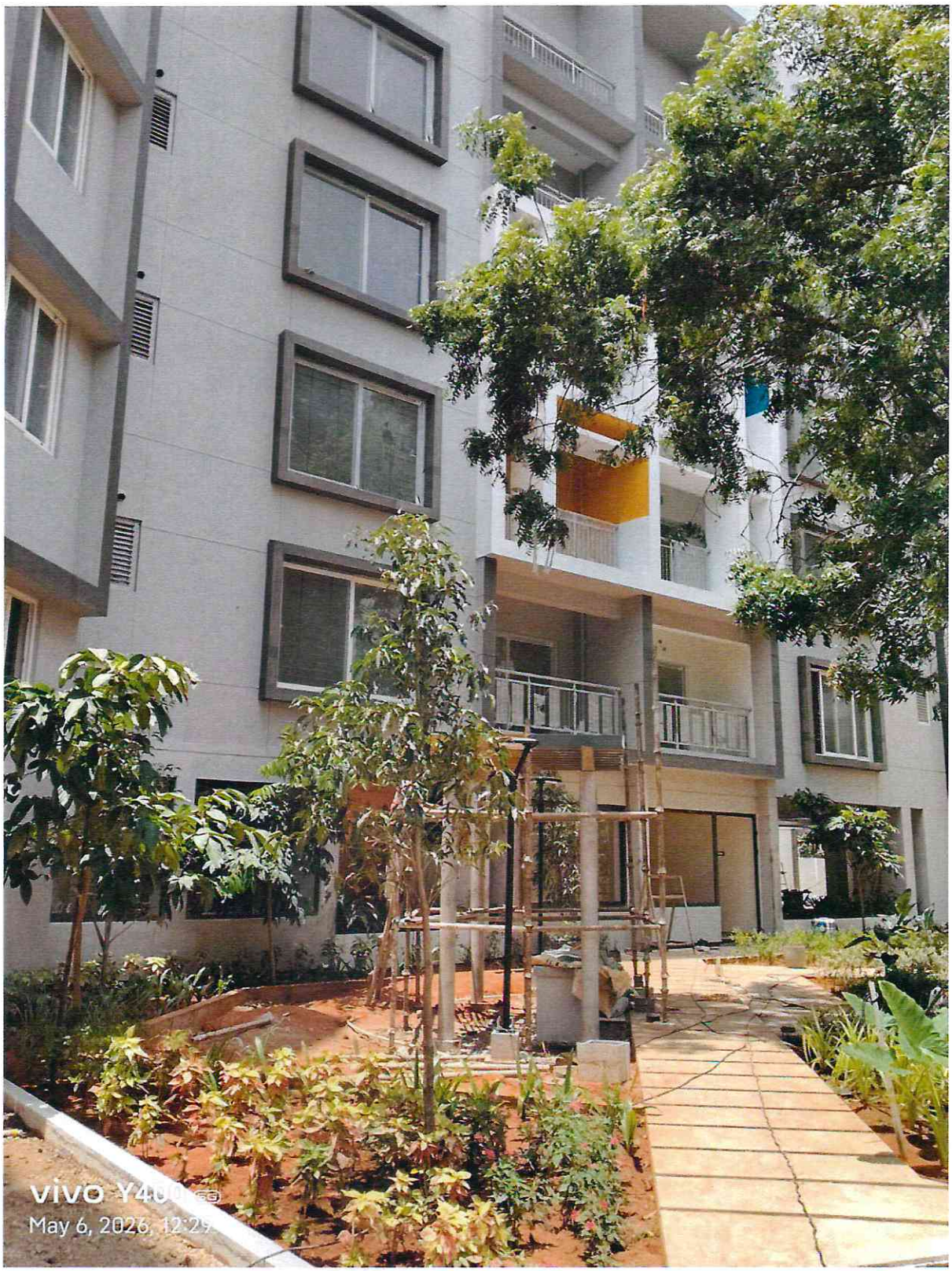

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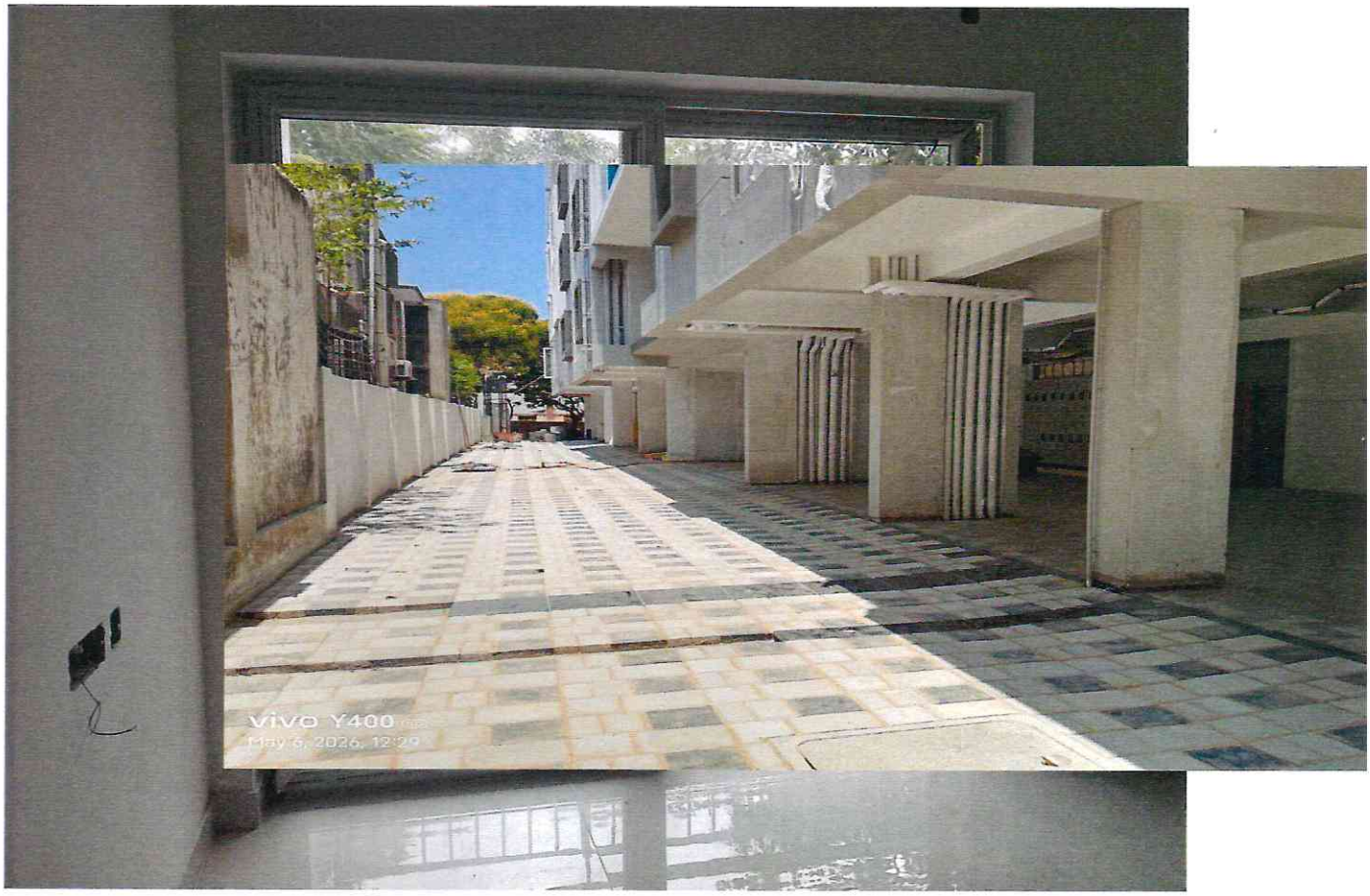

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vivo Y400
May 6, 2026, 12:27


vivo Y400
May 6, 2026, 12:28

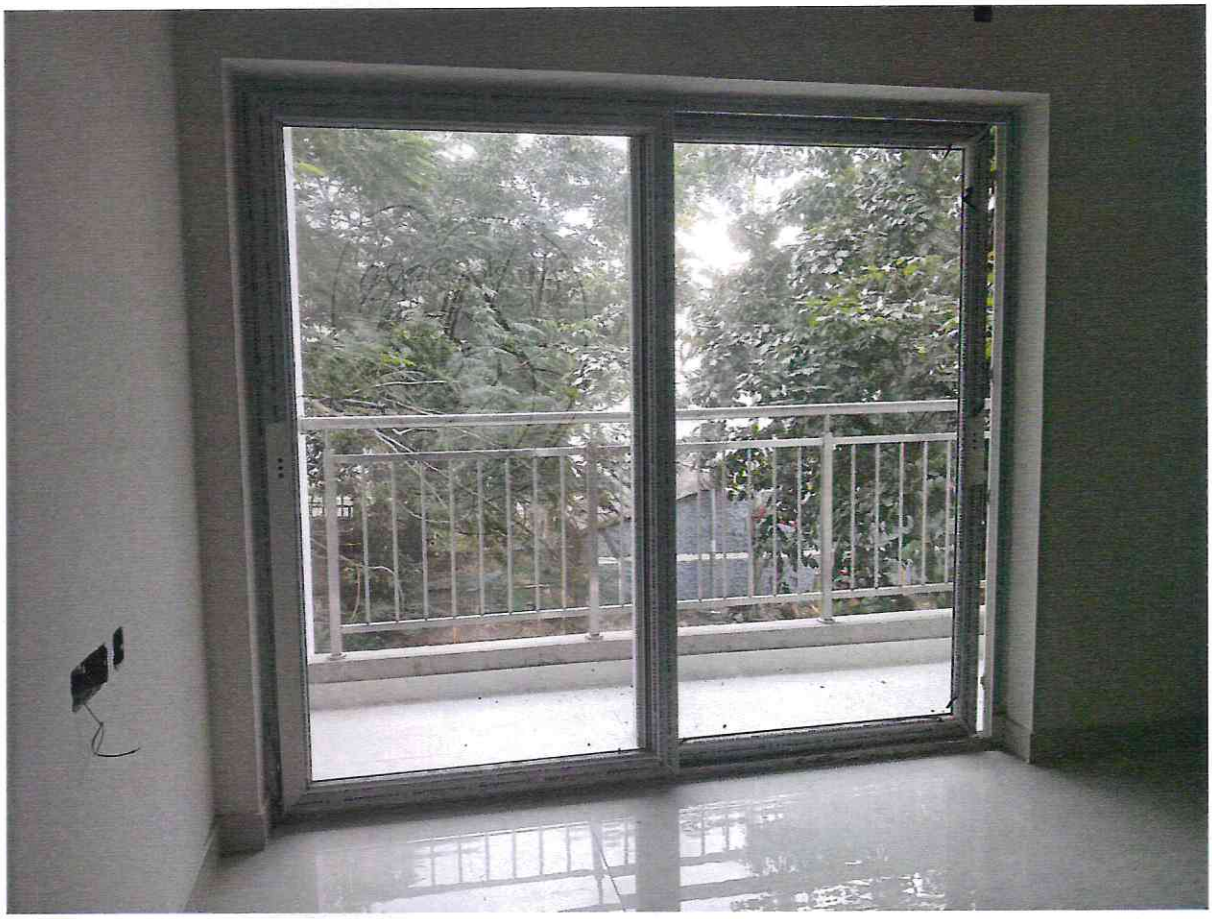

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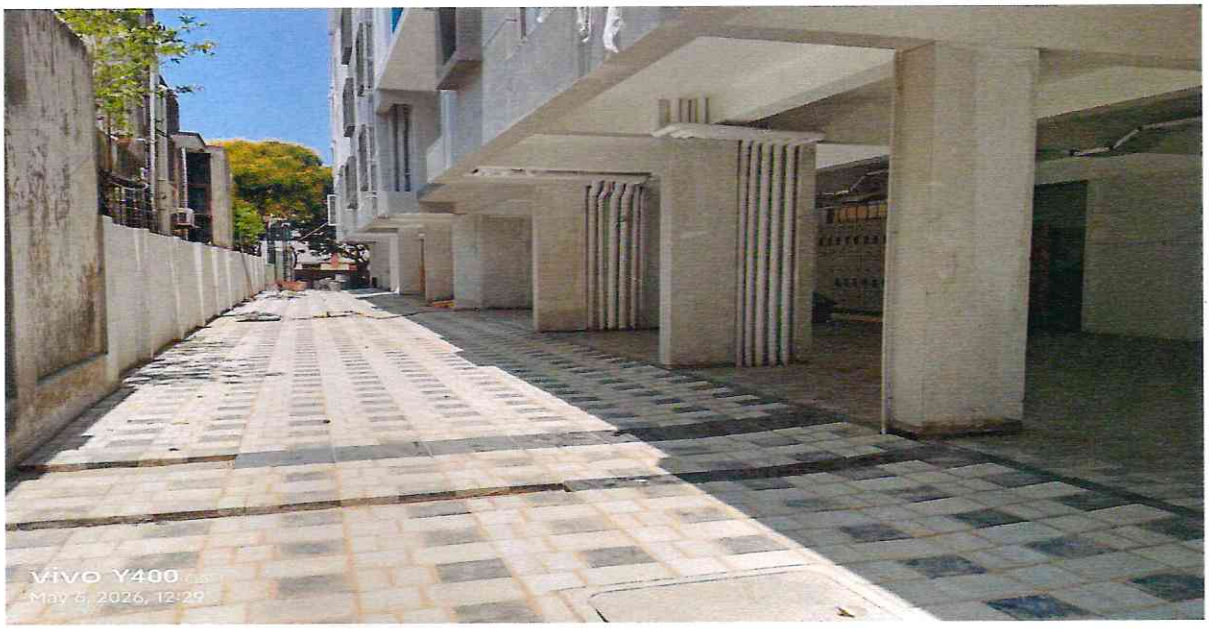



vivo Y400
May 6, 2026, 12:29

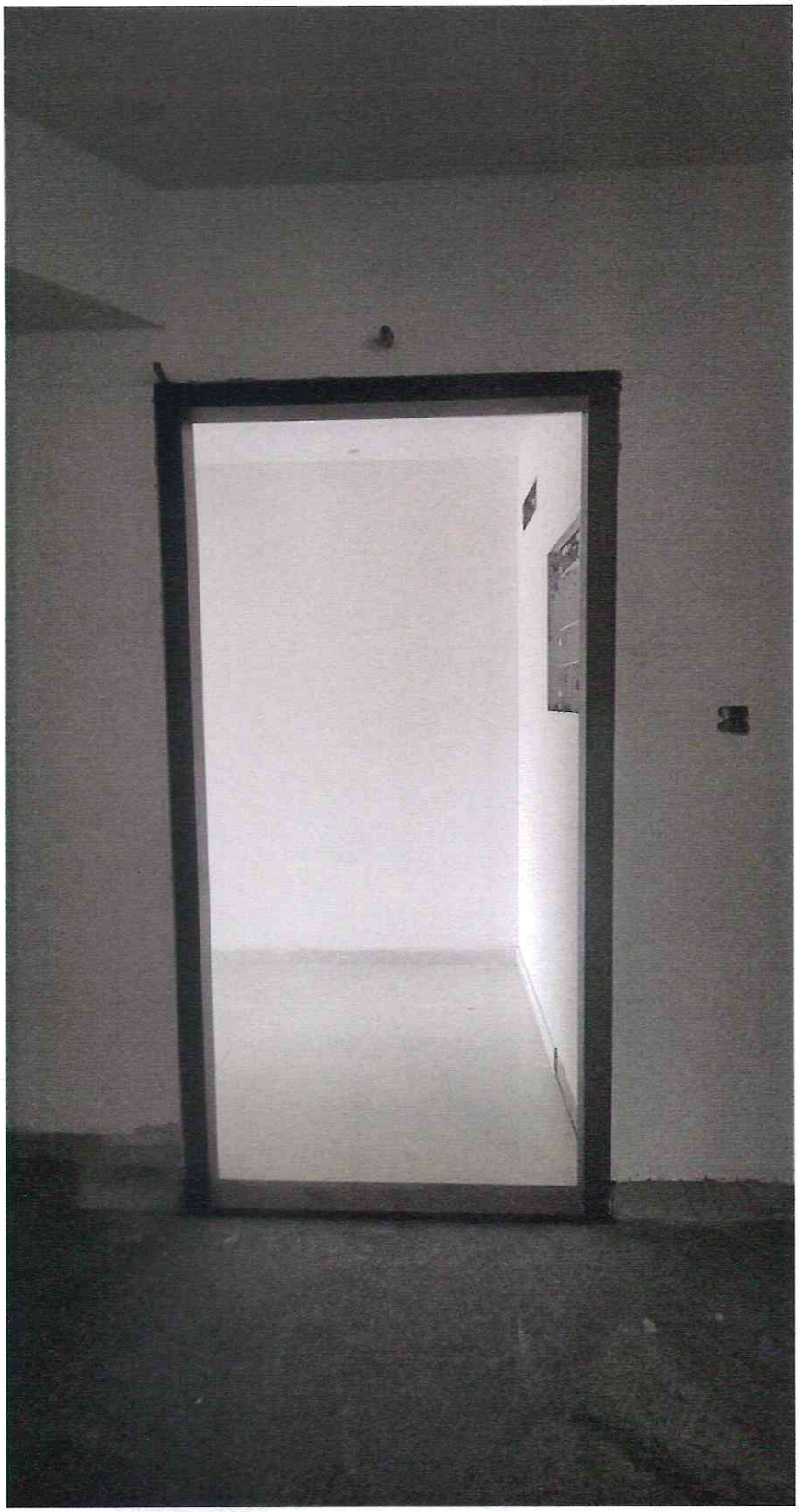


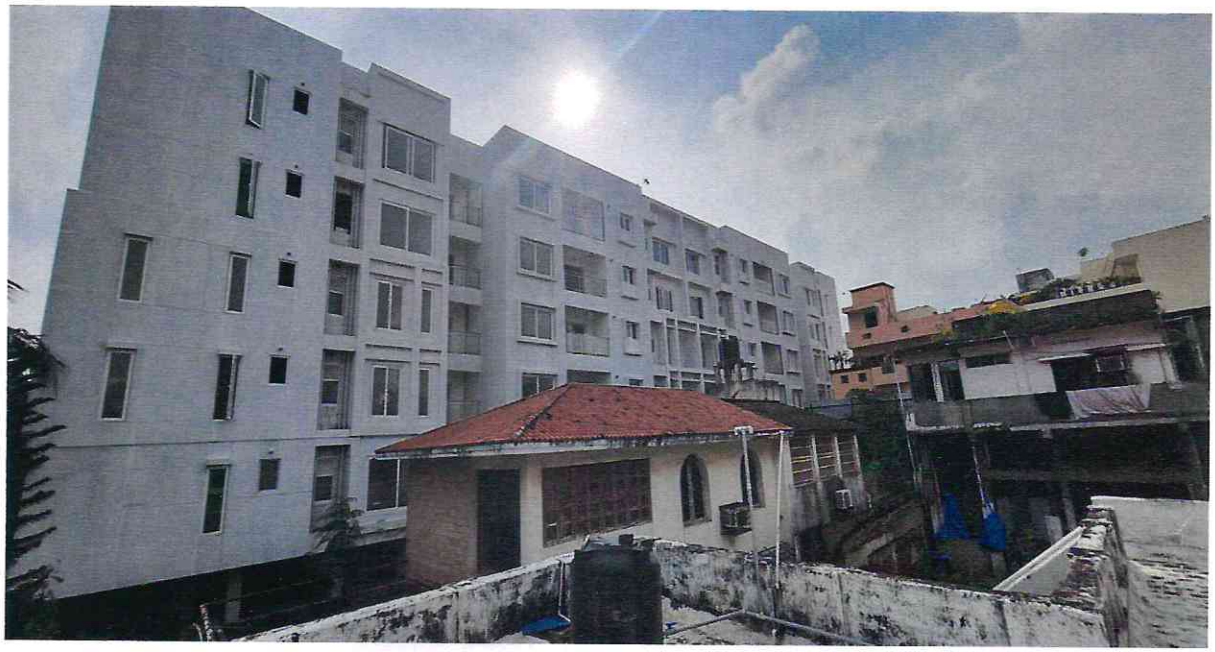





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May 6, 2026, 12:29







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/N/0357/2025 **Dated :** 17 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 - 600 002.

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

Sir,

Sub : CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor (Parking) + 5 Floors Residential Building with 30 Dwelling Units at Old Door No.24/25, New Door No.64, Arathan Road Royapuram, Chennai-600 013 comprised in Old S.No.2394 part, R.S. No.563/1, Block No.14, Ward -1 Tondiarpet 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/0286/2024 in Planning Permit No.OL-00946 dated.07.06.2024 availing with Premium FSI in letter No. CMDA/PP/NHRB/N/0244/2024
2. NOC issued by TNRERA in letter No.TNRERA/PBF/0347/2024 in registration No.TN/29/Building/0458/2024 dated 23.08.2024.
3. Completion Certificate Application received from the applicant dated 08.01.2026.
4. This office DC advice letter even no. dated 06.02.2026 addressed to the applicant.
5. Applicant letter dated 12.02.2026 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. CMDA/PP/Ch/21702/2026 dated 10.02.2026.
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 Tmt. P.Bhavani, GPA of Tmt.R.Pratima and 2 others have constructed Stilt Floor (Parking) + 5 Floors Residential Building with 30 Dwelling Units at Old Door No.24/25, New Door No.64, Arathan Road Royapuram, Chennai-600 013 comprised in Old S.No.2394 part, R.S. No.563/1, Block No.14, Ward-1 Tondiarpet Village within the limit of Greater Chennai Corporation. The 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.

Accordingly Completion Certificate is issued for the above construction in C.C.No. **OL-CC/EC/North-I/75/2026** Date **17 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 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,

Signature Not Verified
Name :D Thirupurasundari
Designation :Assistant Planner
Date :02/18/2026 7:52:50 AM

Name: D Thirupurasundari

Designation: Assistant Planner

Date: 18 February, 2026

For

Deputy Planner (North)

Enforcement Cell

Copy to:

1.Tmt. P.Bhavani,
GPA of Tmt.R.Pratima and 2 others,
Door No. 802 & 804, Anna Salai,
Nandhanam,
Chennai-600 035.

Email: kalyanaraman.n@navins.in
Contact No: 8144814943

2. The Chairperson, TNRERA
Plot Nos.586, 587, 588,
TNRERA Building, I &-II Avenue,
Anna Nagar (East),
(Near Valliammal School),
Chennai-600 102.

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

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

ARCHITECT'S CERTIFICATE

(To be furnished on completion of Building)

To,

Date :

Tmt.P.Bhavani
Navin's Triumph,'Door No.802 & 804,
Anna salai, Chennai – 600055.

Subject : certificate of completion of construction work of Residential Building Single Block of the building of the project (TNRERA Registration Number TN/29/BLDG/0458/2024 Dated : 23.08.2024) situated on the land bearing Proposed Construction of Stilt floor (parking) + 5 Floors Residential Building (Height -18.30m) with 30 Dwelling units, Availing Premium FSI at Old Door No:24/25, New Door No: 64, Arathoon Road, Royapuram, Chennai 600 013, Comprised in Old S.No: 2394 part, R.S.No: 563/1, Block No: 14, ward -1 of Tondiarpet Village within the limits of Greater Chennai. Demarcated by its boundaries (Latitude and Longitude of the end points)13.112428, 80.293771 to the North, 13.112174, 80.293739 to the South, 13.112347, 80.293445 to the East, 13.11222, 80.29405 to the West of Division Tondiarpet village, Tondiarpet Taluk, Chennai District, Pin code -600013.measuring 1808.53 sq.m area being developed by P BHAVANI.

S. MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No. CA / 2003 / 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

Sir,

I S.Muralidharan have undertaken the assignment as Architect for certifying the completion of construction work of Residential Building Single Block of the project situated on the land bearing Proposed Construction of Stilt floor (parking) + 5 Floors Residential Building (Height -18.30m) with 30 Dwelling units, Availing Premium FSI at Old Door No:24/25, New Door No: 64, Arathoon Road, Royapuram, Chennai 600 013, Comprised in Old S.No: 2394 part, R.S.No: 563/1, Block No: 14, ward -1 of Tondiarpet Village within the limits of Greater Chennai. measuring 1808.53 Sq.m area being developed by P BHAVANI.

2. Following technical professional have been appointed by Owner/Promoter :

(i) Thiru. S.MURALIDHARAN as Architect

(ii) Thiru. P.RAMAN as Structural Consultant

(iii) Thiru .N.KLAYANARAMAN as MEP consultant

(iv) Tmt. KALAIVANAN 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 , We hereby certify that 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 CC. No. OL-CC/EC/North- I/075/2026 Dated – 17/Feb/2026 by CMDA.

Yours Faithfully,

S. MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No. CA / 2003 / 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

Er. P.RAMAN,B.E.,(CIVIL)M.E.,(Struct)
STRUCTURAL ENGINEER.
NO 24 GROUND FLOOR ,
CRR PURAM PHASE -3.,
MANAPAKKAM ,
Chennai- 600 125.

Phone: **9840202004**

E-mail: raman_str@yahoo.co.in

11

FORM – 4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I P.RAMAN have undertaken assignment as structural engineer for the detailed design and construction of the Residential building single block comprising of Stilt floor (parking) + 5 Floors Residential Building (Height -18.30m) with 30 Dwelling units, Availing Premium FSI at Old Door No:24/25, New Door No: 64, Arathoon Road, Royapuram, Chennai 600 013, Comprised in Old S.No: 2394 part, R.S.No: 563/1, Block No: 14, ward -1 of Tondiarpet Village within the limits of Greater Chennai.

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,

Er. P.RAMAN, B.E.(Civil)., M.E (Struct)., MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.

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.