



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	Minerva Housing
Project Name	:	"ARADHANA"
Project Registration No	:	TN/29/Building/0004/2021
Quarter Ending	:	JUNE Year 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	5 – Flats sold	314.28 Sq mt
2.	Parking Lots	June 2022	5 Nos.
3.	UDS Registered in Sq.m.	Registration Done	204.91 Sq. mt

B. Construction

[illegible]

			completed, Electrical box fixing work completed, Inner plastering completed, 1st coat putty completed. Plumbing line work completed Flooring tiles work Completed. 4. Third Floor 4. (A) Structure work, Brick work up to Lintel level completed. (b) Block work completed, Electrical wall chasing, Pipe fixing, metal box fixing work and Inner plastering work, white cement work completed Tiles work completed. 5. Terrace Floor 5. (A) Parapet wall brick work, Staircase Head room work completed. (b) Over Head Tank work completed (c) Outer Plumbing line work completed. 6. Outer 6. (a) Elevation work Completed. (b) Outer Plastering work completed and white cement applying work completed.
--	--	--	---



2.	Status of common Amenities for each Block/Tower, Item wise	1. Under Ground Sump 2. Staircase one Staircase two 3. Lift one and Lift two	1. Completed 2. Brick work plastering work completed up to Terrace. 3. Brick work plastering work completed up to Terrace.
----	--	--	--

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	Completed
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	256 Lakhs

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0122/2022 dated 24.06.2022.
2. Compliance Report, if any (Kindly Specify) No Compliance as we have 8 Nos. of flat booked yet.
3. Annual Audit Report of Special Account in Form 7. Audit Assesed up to 30.06.2022.

D. Latest Photo with Date (Atleast from 2 angles) 3 photos enclosed. (In PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"





vivo X70 Pro · ZEISS

Jul 05, 2022, 17:16



vivo X70 Pro · ZEISS

Jul 05, 2022, 17:17



vivo X70 Pro - ZEISS

Jul 05, 2022, 17:16

FORM-4

ARCHITECT'S CERTIFICATE

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

Date:12.07.2022

To

M/s. Minerva Housing
No:22-A, Vellalar Street,
Near Gandhi Road, Velachery,
Chennai – 600 042.

Subject: Certificate of Completion of Construction Work of ARADHANA Building/
ONE Block of the Building of the Project (TNRERA Registration Number
TN/29/Building/0004/2021 Dated 05.01.2021 Plot bearing Survey no./Plot no./Door No.
PLOT NO Plot No: A Part, Senganiamman Kovil Street, Maduvankarai, Guindy,
Chennai – 600 032 demarcated by its boundaries (latitude and longitude of the end
points)to the North to the South 12.9978 to the East 80.2106 to the west of Division
174 Village Velachery Taluk Velachery District Chennai PIN 600 032
measuring 536.50 sq.mts. area being developed by MINERVA HOUSING (Promoter's
Name).

Sir,

we have undertaken assignment as Architect/Engineer of certifying completion of
Construction Work of ARADHANA Building/Block/Tower ARADHANA of the Building
situated on the plot No./Survey no./ Door no Plot No: A Part, Senganiamman Kovil
Street, Maduvankarai, Guindy, Chennai – 600 032 of Division 174 Village
Velachery Taluk Velachery District Chennai PIN 600 032 measuring
536.50 sq.mts. area being developed by MINERVA HOUSING (Promoter's Name)

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

1. M/s/Thiru/Tmt. N. DINESH KUMAR as Architect/Engineer
2. M/s/Thiru/Tmt. N. DINESH KUMAR as Structural Consultant
3. M/s/Thiru/Tmt. NA as MEP consultant
4. M/s/Thiru/Tmt. K. PARTHIPAN as Site Supervisor/clerk of works



G1- Plot No. 43, Raghaa Homes, Srinivasan Apartments, Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai- 600 091.



+91-95512 13123, 95511 51234



sustainconsultants@gmail.com

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that The ARADHANA Building/ Block of the Building has been completed in all aspects. The ARADHANA Building/ ONE Block of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0122/2022 dated 24.06.2022 by CMDA (Chennai Metro Politan Development Authority) (competent Authority) .

Yours Faithfully,



N. DINESH KUMAR, M.Tech.,(Struct.)
RE/Gr.II/19/06/093 & SE/Gr-II/19/03/020
CMDA & Greater Chennai Corporation
G1 - Plot No.43, Raghaa Homes, Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram, Puzhuthivakkam, Chennai - 600091
Mobile: 9551213123

Signature & Name **N. DINESH KUMAR** of L.S/Architect with
(License No RE/GR-II/19/06/093)

SUSTAIN



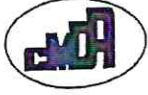
G1- Plot No. 43, Raghaa Homes, Srinivasan Apartments, Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.



+91-95512 13123, 95511 51234



sustainconsultants@gmail.com



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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0122/2022

Dated:24.06.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors (12.0m height) Residential Building with 12 Dwelling Units at Plot No.A (part), Senganiamman Koil Street, Maduvangarai, Chennai-600 032 comprised in Old S.No.53/2E2 (part), T.S.No.22/2 Block No.10 of Velachery Village within the Limits of Greater Chennai Corporation – 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.B/NHRB/10/2020, dt.08.01.2020 in Planning Permit No.13079 in letter No.PP/NHRB/S(B1)/0965/2019 dated 08.01.2020.
 3. Completion Certificate Application received from M/s.Minerva Housing, Represented by Thiru.Collins Manford on 28.03.2022.
 4. This office D.C. Letter even No. dated 25.04.2022.
 5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021569 dated 14.06.2022.

This is to certify that M/s.Minerva Housing, Represented by Thiru.Collins Manford has Completed the Construction of Stilt Floor + 3 Floors (12.0m height) Residential Building with 12 Dwelling Units at Plot No.A (part), Senganiamman Koil Street, Maduvangarai, Chennai-600 032 comprised in Old S.No.53/2E2 (part), T.S.No.22/2 Block No.10 of Velachery Village within the Limits of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 2nd 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 Monitoring Committee.

Contd.,

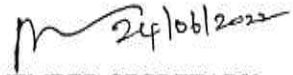


2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/178/2022 dated 24.06.2022.

3. 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 Development Regulations 4(5) 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

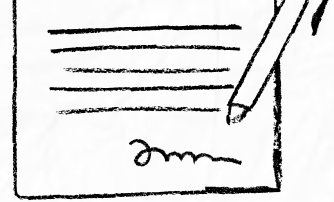
1. M/s.Minerva Housing. Represented by
Thiru.Collins Manford.,
Plot No.22A, Vellalar Street,
New Gandhi Road, Velachery,
Chennai - 600 042.
2. The Chairperson.
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
3. The Deputy Financial Analyst
Finance Division. CMDA.
4. The System Analyst. Computer Cell, CMDA
(to update Webpage).

(TNRERA Project Registration No.
TN/29/Building/0004/2021 in letter
No.TNRERA/6962/2020, dt.05.01.2021 &
No.TNRERA/3561/2022, dt.08.06.2022.)

(For Refund of Security Deposit for Building
and Display Board)

Note:

- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



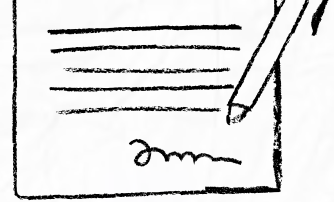
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate