



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 (QPR)

Promoter's Name	RAMMIYAM HOMES
Project Name	RAMMIYAM JAMES CASTLE
Project Registration No.	TN/29/Building/0518/2022
Project Registration Date	16.12.2022
Project Completion Date	31.12.2024
Quarter Ending	December 2024

RERA Separate Bank A/c Details

Bank Name	AXIS BANK
Bank Branch	VELACHERY - 234
Bank A/c No.	922 0200 4725 5305

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	Rs.2,80,90,409/-
Amount withdrawn from the RERA A/c from the date of opening	Rs.2,74,38,154/-
Bank statement for the last three month duly signed by the Bank to be enclosed	YES

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	4	452.71
	b) UDS Registered	4	203.17

For **RAMMIYAM HOMES**

Partner

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	F2	Yes	Yes
2.	S2	Yes	Yes
3.	T2	Yes	Yes
4.	T3	Yes	Yes

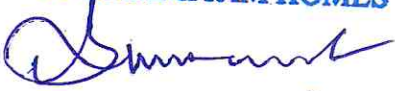
B. Construction

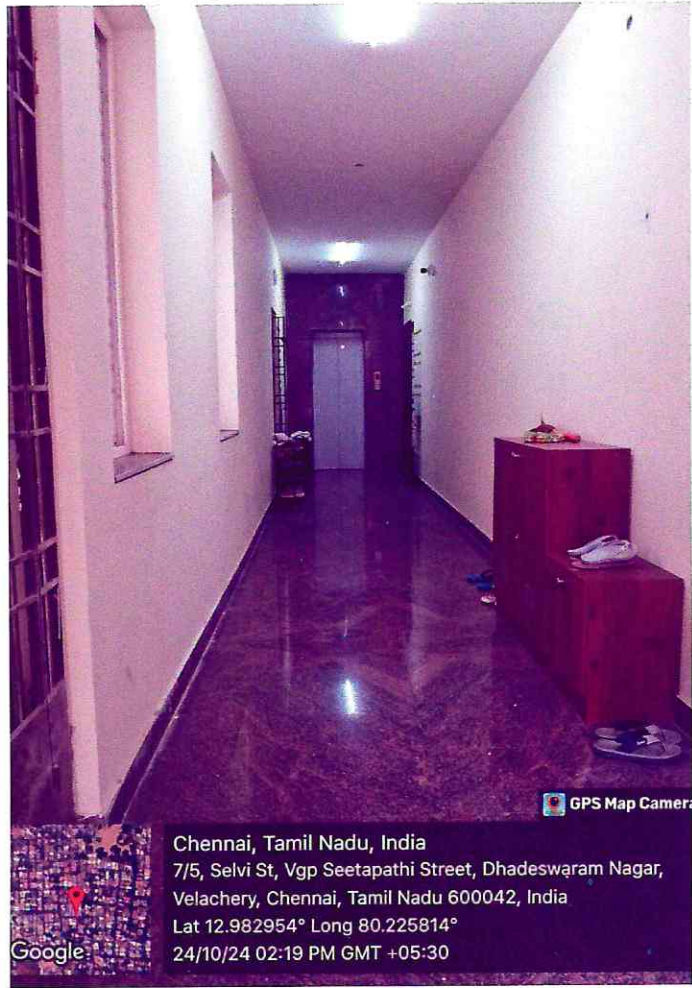
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	100%
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

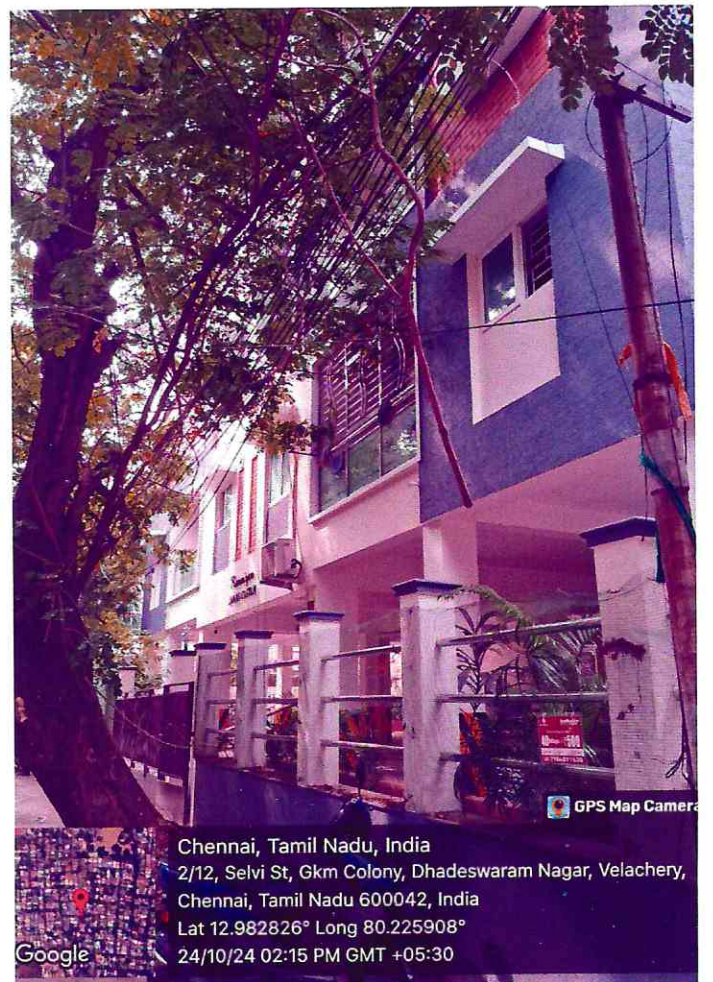
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.9,22,93,800/-
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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 **RAMMIYAM HOMES**

Partner







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.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0117/2024

Dated:02.07.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors Residential Building with 12 Dwelling Units at Old Door No.5, New Door No.9, Rajambal Street, Dhandeeswaram Nagar, Velachery, Chennai – 600 042 comprised in S.No.179/1B2, 179/2B1, T.S.No.57 & 59/2, Block No.50 of Velachery Village within the Limits of the Greater Chennai Corporation – Applied for Completion Certificate – 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.PP/NHRB/223/2022, in Planning Permit No.14900 in letter No.PP/NHRB/ S(B1)/0172/2022 dated 20.07.2022.
3. Online Completion Certificate Application received from M/s.Rammiyam Homes Rep. by its Managing Partner Thiru.R.Saravanan, GPA for Tvl.1.H.Solomeal Sarah, 2.N.Sagaya Rani, 3.A.Hasilda Rani & 4.Arokia Roche dated 19.03.2024.
4. This office D.C.Letter even No.dated 31.05.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0025729 dated 04.06.2024.

This is to certify that M/s.Rammiyam Homes Rep. by its Managing Partner Thiru.R.Saravanan, GPA for Tvl.1.H.Solomeal Sarah, 2.N.Sagaya Rani, 3.A.Hasilda Rani & 4.Arokia Roche has Completed the Construction of Stilt Floor + 3 Floors Residential Building with 12 Dwelling Units at Old Door No.5, New Door No.9, Rajambal Street, Dhandeeswaram Nagar, Velachery, Chennai – 600 042 comprised in S.No.179/1B2, 179/2B1, T.S.No.57 & 59/2, Block No.50 of Velachery Village within the Limits of the Greater Chennai Corporation for which Planning Permission was accorded 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 prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/236/2024, dated 02.07.2024.

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 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.

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.12).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s.Rammiyam Homes Rep. by its Managing Partner Thiru.R.Saravanan, GPA for Tvl.1.H.Solomeal Sarah, 2.N.Sagaya Rani, 3.A.Hasilda Rani & 4.Arokia Roche Door No.10, Plot No.G1,Varaprada, Vijaya Nagar 3rd Main Road, Velachery, Chennai – 600 042.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008.

(TNRERA Project Registration Certificate No.TN/29/Building/0518/2022, dated 16.12.2022 with the project name of "RAMMIYAM JAMES CASTLE" in file No.TNRERA/16268/2022 for the Registration of Promoters share of Flats. F-2, S-2, T-2 & T-3 (Total 04 Flats out of 12 Dwelling Units).

3. The Deputy Financial Analyst Finance Division, CMDA.

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

4. The System Analyst, Computer Cell, CMDA (to update Webpage).

For Web-hosting

Note:

- (i) The copy of CMDA's Cash Receipt No.B0021714 dt.07.07.2022 for the payment of Security Deposit has been 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.



FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date: 04.03.2025

To
M/s. Rammiyam Homes,
G-1, Door No. 10, Rammiyam Varaprada,
3rd Main Road, Vijaya Nagar,
Velachery, Chennai – 600042.

Subject: Certificate of Completion of Construction Work of Residential Building/ Single Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0518/2022 Dt: 16.12.2022) situated on the Land bearing Survey no. 179/1B2, 179/2B1, T.S.No. 57, T.S.No. 59/2 /Plot no./ Old Door No. 5, New Door No. 9, Rajambal Street, Dhandeeswaram Nagar, Velachery, Chennai demarcated by its boundaries (latitude 12°58'58.6" and longitude 80°13'34.1"E of the end points) Mangalakshmi Ammal Land to the North, 20 Feet Rajambal Street to the South, House Property of Settlee to the East, House Property of Mr. Surya Prakasam to the West of Division 179, Velachery Village, Velachery Taluk, Chennai District - PIN 600042 measuring 563 sq.mts. area being developed by M/s. Rammiyam Homes.

Sir,

I M. Lakshmanan have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Residential Building/Block/Tower of the Building situated on the Plot No./Survey no. 179/1B2, 179/2B1, T.S.No. 57, T.S.No. 59/2 / Old Door no 5, New Door No. 9 of Division 179, Velachery Village, Village Taluk, Chennai District - PIN 600042 measuring 563 sq.mts. area being developed by M/s. Rammiyam Homes.

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

- (i) M/s/Thiru/Tmt. M. Lakshmanan as Architect/Engineer
- (ii) M/s/Thiru/Tmt. N/A as Structural Consultant
- (iii) M/s/Thiru/Tmt. N/A as MEP Consultant
- (iv) M/s/Thiru/Tmt. N/A 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 TN/29/Building/0518/2022 Dt: 16.12.2022 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 Residential Building/Single Block of the Building is granted Completion Certificate bearing number C.C.No.EC/South-II/236/2024 dated 02.07.2024 by CMDA (Competent Authority).

Yours Faithfully,

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


M. LAKSHMANAN B.E.
Registered Engineer Grade - I(RE)
Registration No : RE /GR-I/19/03/094
No: 197/198 Ram baratham apts
LIC Nagar 5th Street,
Madipakkam, Chennai - 600 091.
Cell : 9629374103 / 9629370705

FORM-4B

21.10.2024.

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

I R. Manikandan have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower Single Block of the building comprising of Stilt + 3 floors situated in the land bearing Survey Number's 179/1B2, 179/2B1, T.S.No. 57, 59/2 /Door No. Old No. 5, New No. 9, Rajambal Street, Dhandeeswaram Nagar, Velachery Village.

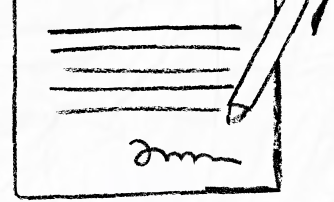
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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

R. MANIKANDAN, M.Tech, [Structures]
Registered Structural Engineer Grade - I
SE/GR-I/19/06/154(CMDA), RSE 100692019 (GCC)
AURA ENGINEERING CONSULTANTS
#13/27, 67th Street, R.V.Nagar, Ashok Nagar,
Chennai - 600 033.
Ph: 044-48597100 Cell: 9790751378.



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.



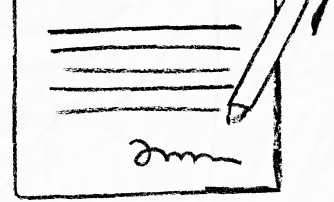
NRI & Investment Services

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