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TIN No : 33300843196
GSTIN, No : 33AAHCS8112R2ZV

S.D. SHELTERS PVT. LTD.

No.45, Veerappa Nagar, 2nd Street, Valasaravakkam, Chennai - 600 087.

☎ 98400 98054 ✉ sdshelters@yahoo.com, akehs2001@yahoo.co.in

Date :

Revised Format of QPR Project - Quarterly Progress Report (QPR)

Date: 02.02.2026

I.	Promoter's Name	:	M/s. S D SHELTERS PVT LTD
	Project Name	:	"MORNING GLORY"
	Project Registration No.	:	TN / 29 / Building / 0044 / 2024
	Project Registration Date	:	08.02.2024.
	Project Completion Date in Form 'C' / Form 'F'	:	30.08.2025
	Quarter Ending	:	September 2025
II.	Bank Name	:	State Bank of India
	Bank Branch	:	SME Ambattur Branch, Chennai - 600 058
	E-Mail ID	:	sbi.14376@sbi.co.in

Sl.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	42762218577
2	RERA Designated Separate Account (70%)	42606290701
3	RERA Designated Transaction Account (30%)	42762282123

S.D. SHELTERS PVT. LTD.
No.41-A, Veerappa Nagar, 2nd Street,
Valasaravakkam, Chennai - 600 087.
Mobile : 9840098054
GSTIN : 33AFAFS8901H1Z3

For S.D.SHELTERS PVT. LTD.

Authorised Signatory



TIN No : 33300843196

GSTIN No : 33AAHCS8112R2ZV

S.D. SHELTERS PVT. LTD.

No.45, Veerappa Nagar, 2nd Street, Valasaravakkam, Chennai - 600 087.

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Date :

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	08,95,60,209/-
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	06,26,92,146/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	02,68,68,063/-
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.	:	Not Applicable
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	06,26,92,146/-
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	Single Block project "Morning Glory" Provided all Common Amenities.

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No.41-A, Veerappa Nagar, 2nd Street,
Valasaravakkam, Chennai - 600 087.
Mobile : 9840098054
GSTIN : 33AFASF8001H173

For S.D.SHELTERS PVT. LTD.

Authorised Signatory



TIN No : 33300843196

GSTIN No : 33AAHCS8112R2ZV



S.D. SHELTERS PVT. LTD.

No.45, Veerappa Nagar, 2nd Street, Valasaravakkam, Chennai - 600 087.

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VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Date Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise	07	15	1157.54
	b) UDS Registered	07	13	1000.42

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.	1A	Yes	Yes	Yes	Yes
2.	1B	Yes	Yes	Yes	Yes
3.	1C	Yes	Yes	Yes	Yes
4.	1D	No	No	No	No
5.	2A	Yes	Yes	Yes	Yes
6.	2B	Yes	Yes	Yes	Yes
7.	2C	No	No	No	No
8.	2D	Yes	Yes	Yes	Yes
9.	3A	Yes	Yes	Yes	Yes
10.	3B	Yes	Yes	Yes	Yes
11.	3C	No	No	No	No
12.	3D	Yes	Yes	Yes	Yes
13.	4A	Yes	Yes	Yes	Yes
14.	4B	Yes	Yes	No	No
15.	4C	Yes	Yes	Yes	Yes
16.	4D	Yes	Yes	Yes	Yes
17.	5A	Yes	Yes	Yes	Yes
18.	5B	Yes	Yes	No	No
19.	5C	No	No	No	No
20.	5D	No	No	No	No

S.D. SHELTERS PVT. LTD.

No.41-A, Veerappa Nagar, 2nd Street,
Valasaravakkam, Chennai - 600 087.

Mobile : 9840098054

GSTIN : 33AFAFS8901H1Z3

For S.D.SHELTERS PVT. LTD.

Authorised Signatory

TIN No : 33300843196

GSTIN No : 33AAHCS8112R2ZV



S.D. SHELTERS PVT. LTD.

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X. Construction

Sl. No.	Description	Block/Tower No.	Date : Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block – Stilt + 5Floors – 20 Dwelling Unit	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	Not Applicable
3.	Status of other Common Amenities as indicated in the Construction Agreement	Not Applicable	Not Applicable

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Building physically completed NA
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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

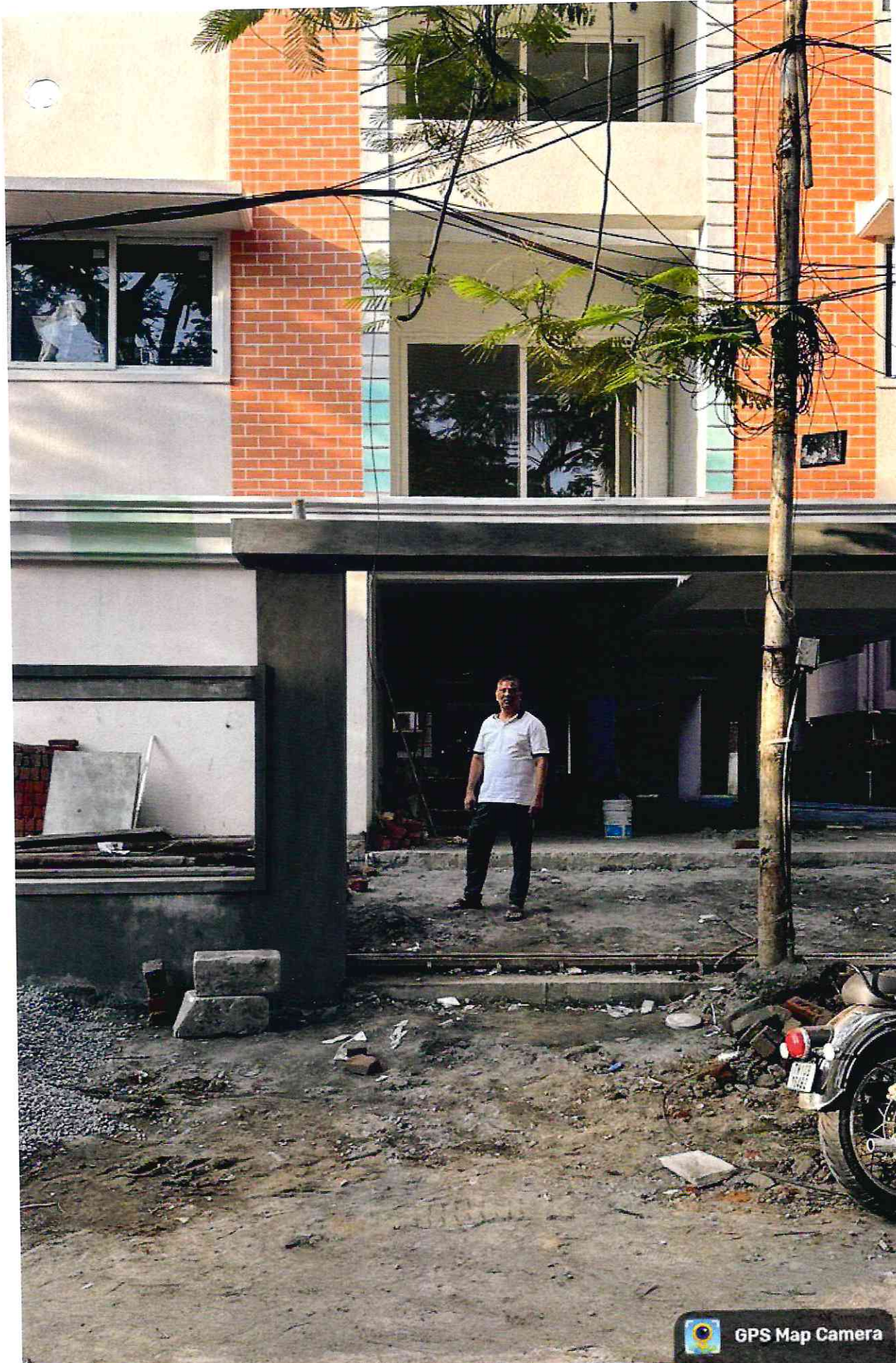
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For S.D.SHELTERS PVT. LTD.

S.D. SHELTERS PVT. LTD.
No.41-A, Veerappa Nagar, 2nd Street,
Valasaravakkam, Chennai - 600 087.
Mobile : 9840098054
GSTIN : 33AFAFS8901H1Z3

Authorised Signatory

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 GPS Map Camera

Chennai, Tamil Nadu, India 
Duraiapasan Street, Saligramam, Chennai, Tamil Nadu 600093,
India
Lat 13.053509, Long 80.200358
Thursday, 30/10/2025 04:31 pm GMT+05:30
Note : Captured by GPS Map Camera



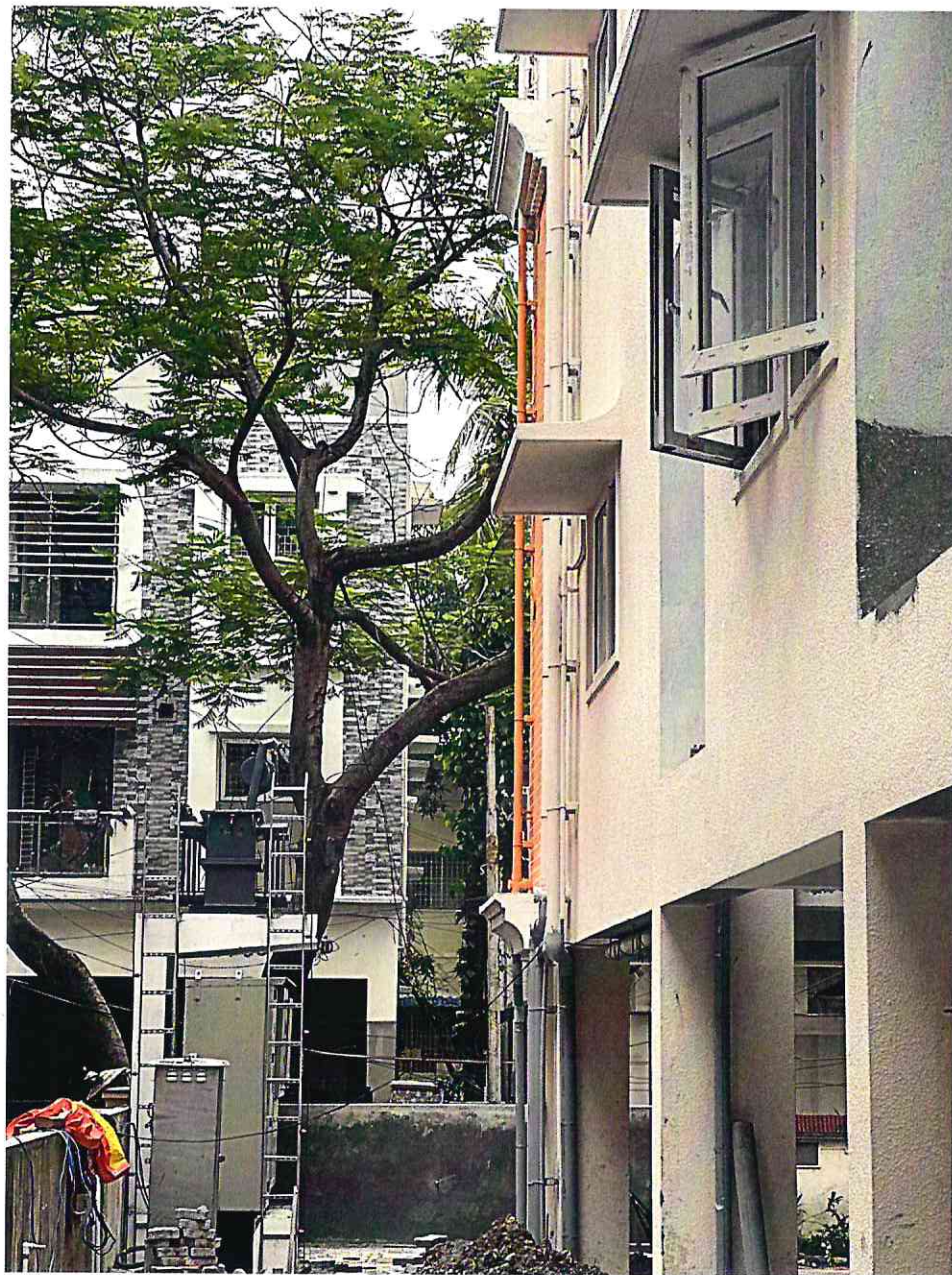
3

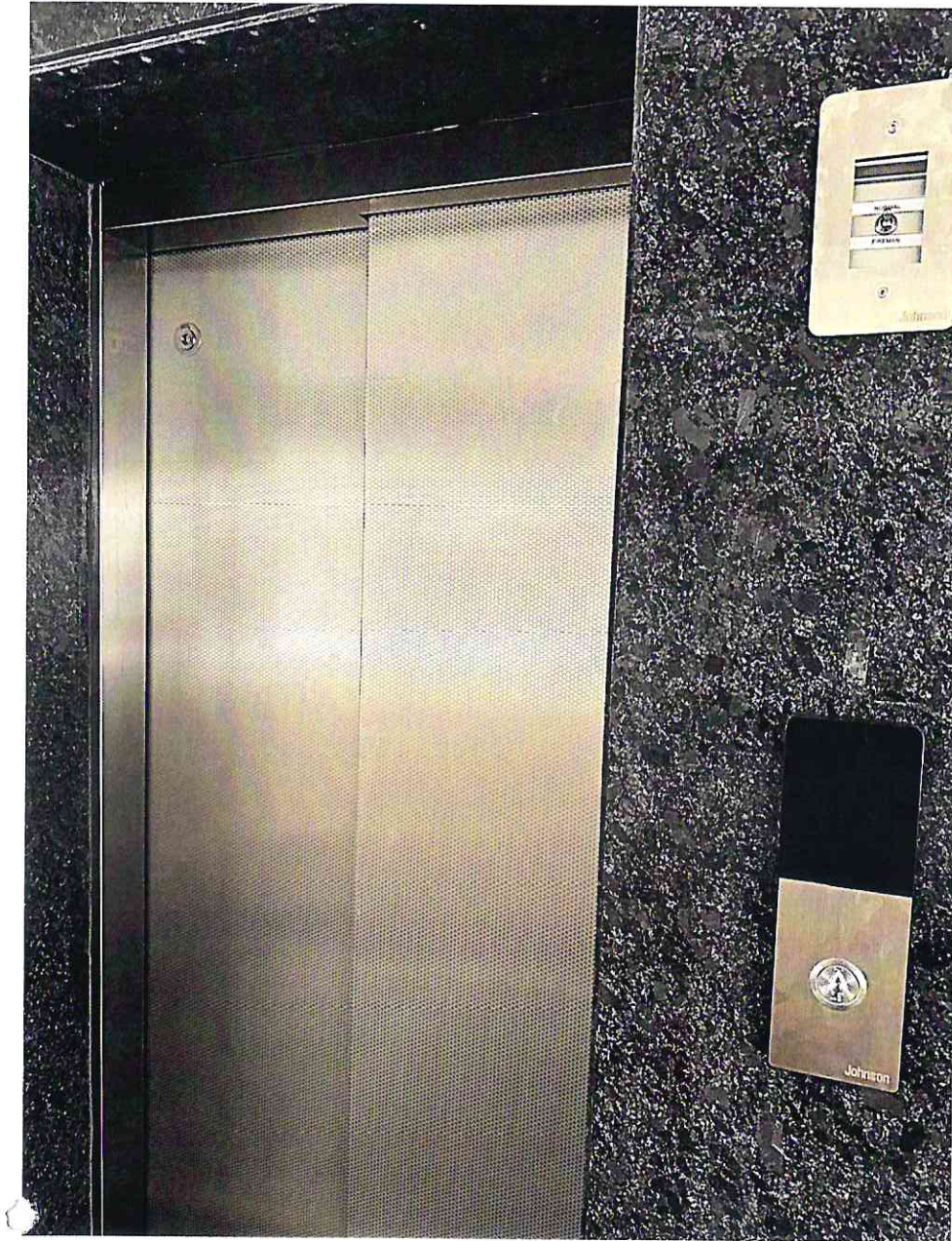






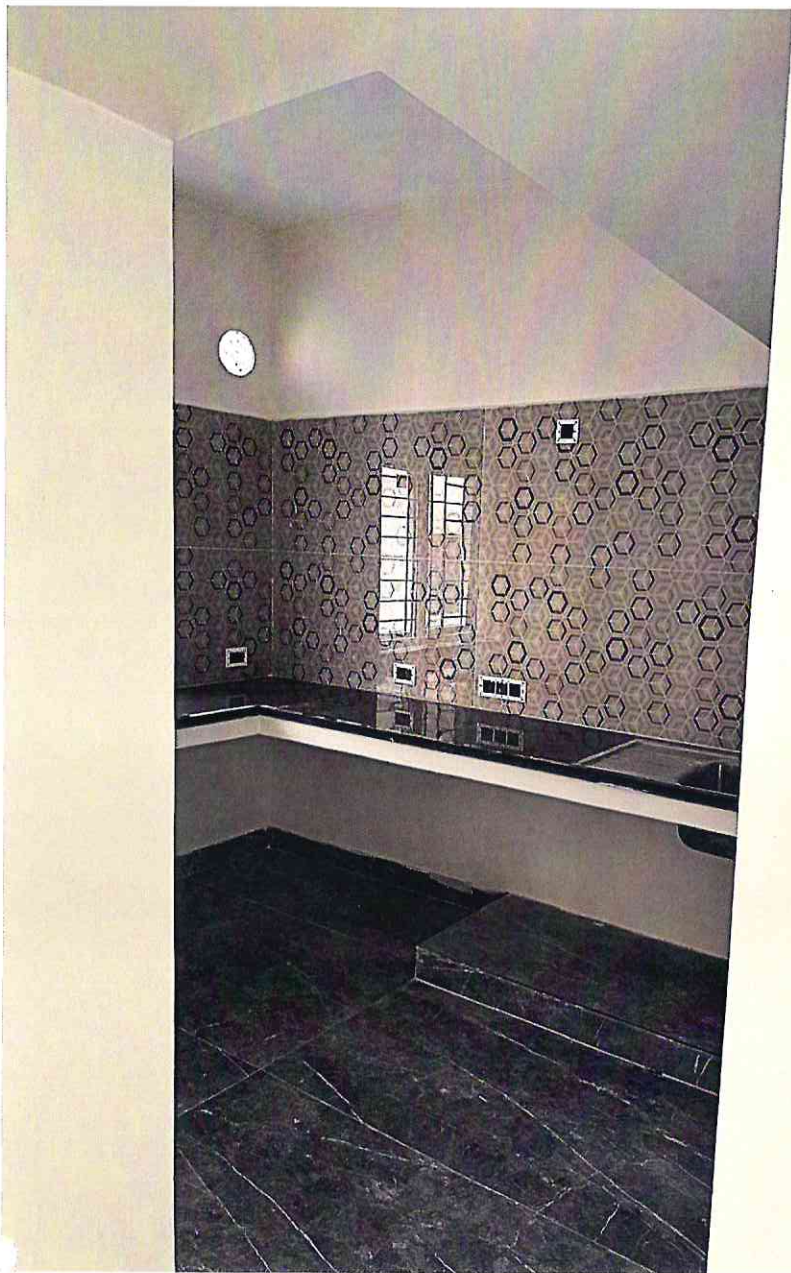
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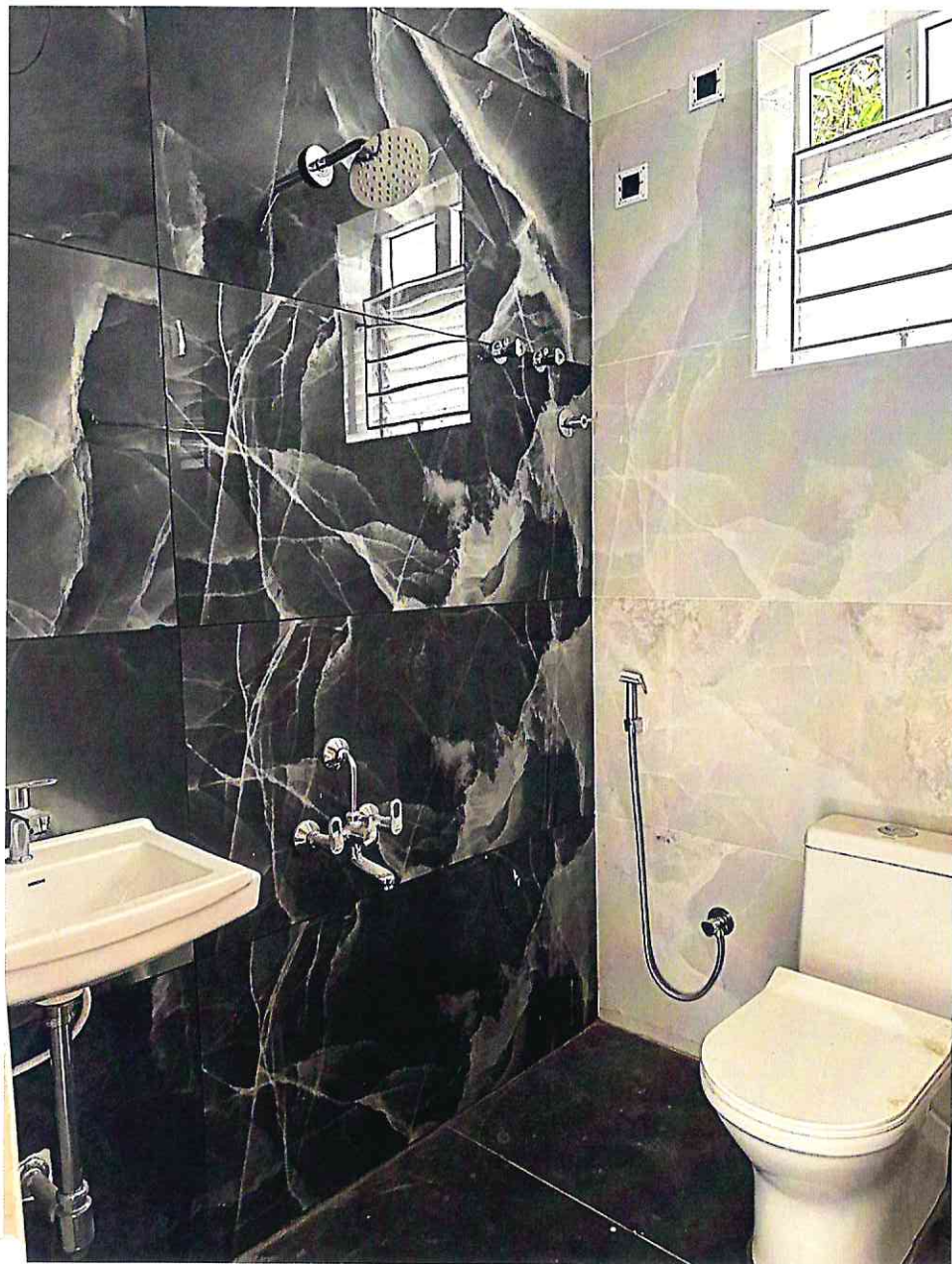




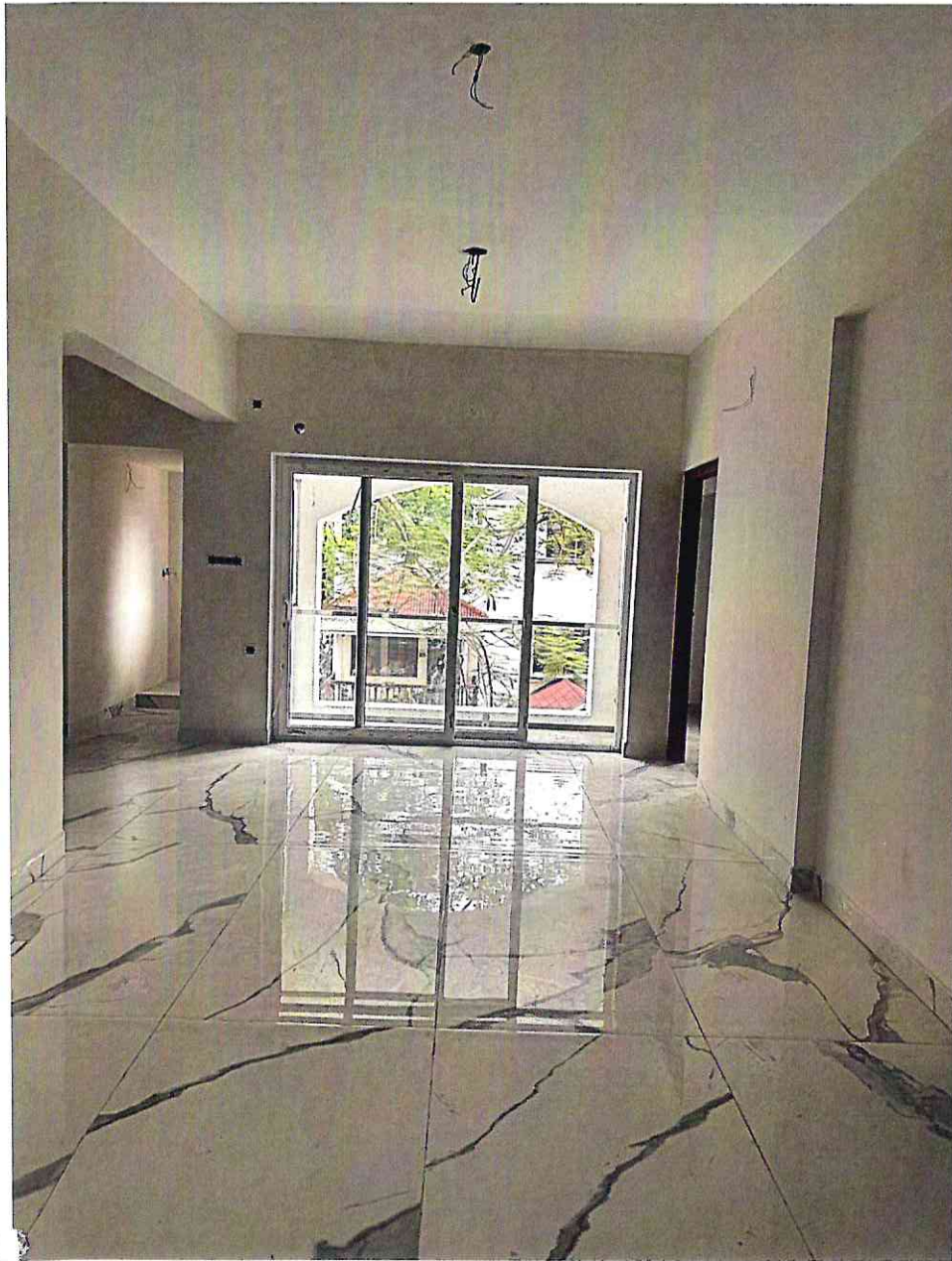
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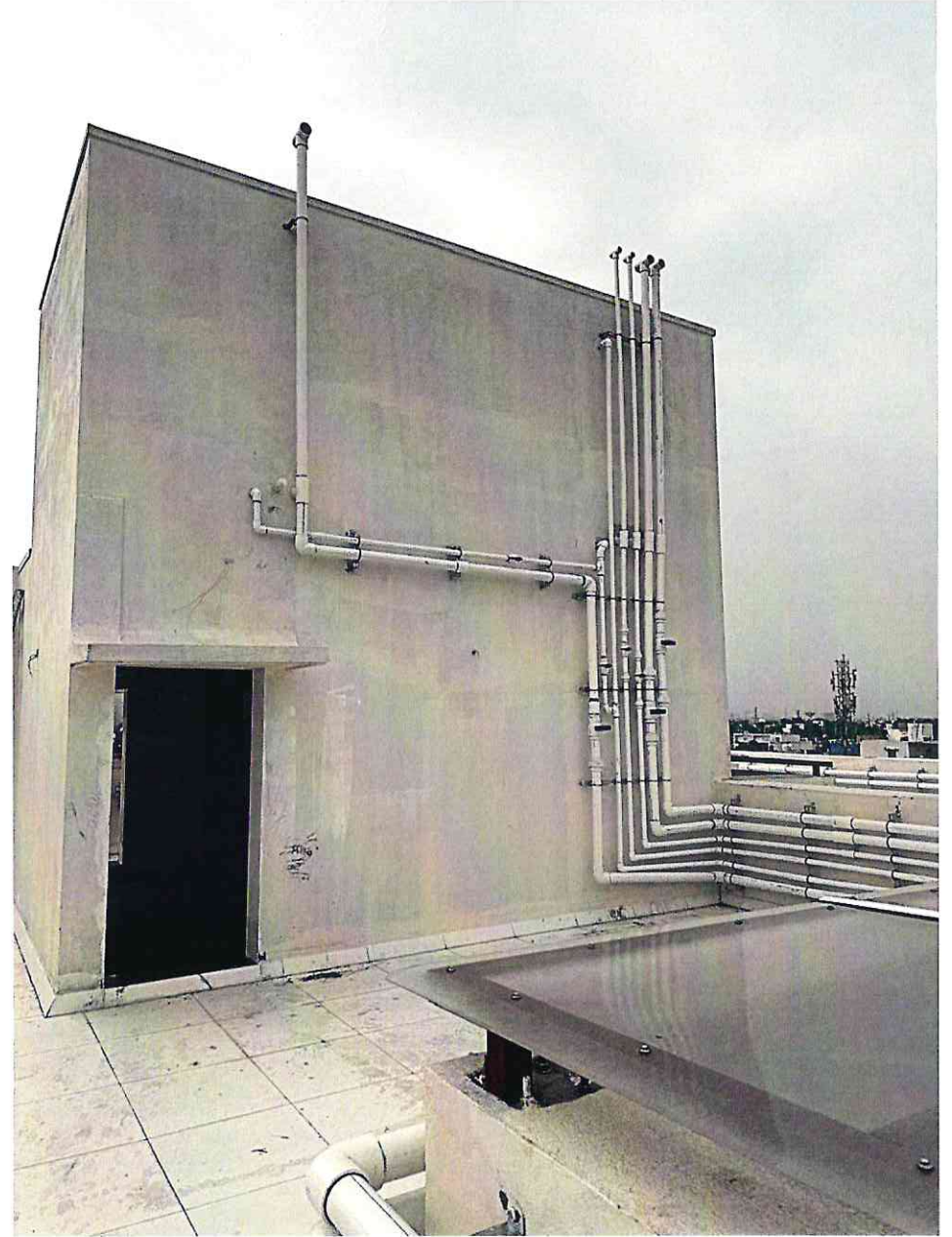
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3













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/C/0033/2025

Dated : 09 July, 2025

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 - 600002,

2 .The Managing Director,
CMWSSB, No.1,
Pumping Station Road,
Chennai - 600002,

Sir,

- Sub : CMDA-Enforcement Cell - 'B' Channel (Central) – Completed Construction of Stilt + 5 Floors Residential building with 20 (Twenty Dwelling Units) dwelling units at Plot No: 101&102, Kaveri Ranga Nagar, Saligramam, Chennai comprised in S.No.104/1A1A, T.S.No. 60, Block No.35 of Saligramam village within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Regarding.
- Ref : 1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.
2. Planning Permission issued in PP No. OL-PP/NHRB/0510/2023, Planning Permit No.OL-00675 vide this office Letter.No.CMDA/PP/NHRB /C/0803 /2023 dated 22.12.2023.
3. TNRERA Project Registration Certificate in Registration No.TN/29/Building/0044/2024 dated 08.02.2024.Extension issued vide Letter No.TNRERA/A2/0388/2025 dated 19.02.2025 valid upto 30.08.2025.
4. Completion Certificate Application received on 23.06.2025.
5. This office DC advice Letter even No. dated:03.07.2025 addressed to the applicant.
6. Additional Development Charges and I&A charges remitted in CMDA's Receipt No. CMDA/PP/Ch/18966/2025, dated 04.07.2025.

This is to certify that M/s.S D Shelters Private Limited rep by its Authorised Signatory Thiru A Krishnakumar, has constructed the Stilt + 5 Floors Residential building with 20 (Twenty Dwelling Units) dwelling units with availing Premium FSI at Plot No 101&102, Kaveri Ranga Nagar, Saligramam, Chennai comprised in S No 104/1A1A, T S.No 60, Block No 35 of Saligramam village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 2nd cited and satisfies the Norms for issue of Completion Certificate prescribed in Annexure XXIII of TNCDDBR-2019.

Accordingly Completion Certificate is issued for the above construction in C.C.No. OL/CC/NHRB/Central-I / 006 /2025 Date 09 July, 2025.

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 TNCDDBR 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 1st cited (Also indicated in the Sl.No.11 of Planning Permission approval letter.)

Yours faithfully,

Validity unknown

Name S KIRUBHAKARAN
Designation Assistant Planner
Date 07/09/2025 6:00:39 PM

Name S KIRUBHAKARAN

Designation: Assistant Planner

Date: 09 July, 2025

For

Deputy Planner (Central)

Enforcement Cell

Copy to:

1. M/s.S D Shelters Private Limited rep by its Authorised Signatory A Krishnakumar
Door No. 41A Plot No. 41A
Veerappa Nagar 2nd Street
Valasaravakkam,
Chennai 600087
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008
(TNRERA Project REGistration Certificate in Registration No.TN/29/Building/0044/2024 dated 08.02.2024.
Extension issued vide Letter No.TNRERA/A2/0388/2025,dated 19.02.2025)
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:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate.

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.

ZAHID HARRIS architects

14/48, Thiruvengadam st +91 8939017205
Periamet zahidharrisar@gmail.com
Chennai, India
600003

ZAHID HARRIS



REGISTERED COA NO- 125347

Registered Architect Grade-
RGN No: RA002912021

ARCHITECT 'S CERTIFICATE (To be furnished on completion of building)

Date: 04.11.2025

To
M/s S D Shelters Pvt Ltd
A. Krishnakumar, Managing Director,
No.41 A, 2nd Street, VeerappaNagar,
Valasarawalkam, Chennai – 600 087

Subject: Certificate of Completion of Construction Work of Stilt plus Five Floors Residential Building of a single Block Building of the Project viz. "Morning Glory" (TNRERA Registration Number TN/29/Building/0044/2024 dated 08.02.2024 situated at Door No Old .102, New.26, Plot Nos.101 and 102, Duraiarasan Street, Kaveri Ranga Nagar (Now Kaveri Rangan Nagar), Saligramam, Chennai-600 093, bearing Survey Nos.104/1A1A1, T.S.No.60, Block No.35, Saligramam Village, Mambalam Taluk, Chennai District, demarcated by its boundaries (latitude 13°03' and longitude 80°12' of the end points) Plot Nos 72, 73 and 74 to the North Duraiarasan Street to the South Plot No. 100 to the East Plot No 103 to the West of 129, Division, Saligramam Village, Mambalam Taluk, Chennai District PIN 600 093 measuring 752.51 sq.mt. area being developed by M/s S D Shelters Pvt Ltd Represented by its Authorised Signatory A Krishnakumar.

Sir,

I Mohamed Zahid have undertaken, the assignment as Architect for certifying the completion of Construction Work Stilt plus Five Floors Residential Building of a single Block Building of the Project viz. "Morning Glory" (TNRERA Registration Number TN/29/Building/0044/2024 dated 08.02.2024 situated at Door No Old .102, New.26, Plot Nos.101 and 102, Duraiarasan Street, Kaveri Ranga Nagar (Now Kaveri Rangan Nagar), Saligramam, Chennai-600 093, bearing Survey Nos.104/1A1A1, T.S.No.60, Block No.35, Saligramam Village, Mambalam Taluk, Chennai District, demarcated by its boundaries (latitude 13°03' and longitude 80°12' of the end points) Plot Nos 72, 73 and 74 to the North Duraiarasan Street to the South Plot No. 100 to the East Plot No 103 to the West of 129, Division, Saligramam Village, Mambalam Taluk, Chennai District PIN 600 093 measuring 752.51 sq.mt. area being developed by M/s S D Shelters Pvt Ltd Authorised Signatory A Krishnakumar.

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

1	Thiru MOHAMED ZAHID	As Architect
2	Thiru MOHAMED ZAHEERUDDIN MAHBOOB	As Structural Engineer
3	Thiru G MANOJKUMAR	As MEP Consultant
4	Thiru T PERARASAN	As Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that Stilt plus Five Floors Residential Building of a single Block Project viz. "Morning Glory" 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 Building/ Block of the Building is granted Completion Certificate bearing number dated by (Competent Authority).

Yours Faithfully,

MOHAMED ZAHID
(CA No. CA/2020/125347)

Greater Chennai Corporation
Mohamed Zahid
Registered Architect Grade-I
RGN No: RA002912021





RAISERS STRUCTURES

FORM-4B

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

Date: 04.11.2025

I Mohamed Zaheeruddin Mahboob have undertaken assignment as Structural Engineer for the detailed design and construction of a single block building viz. "Morning Glory" comprising of Stilt Plus Five floors (Stilt+5F) situated at Door No Old .102, New.26, Plot Nos.101 and 102,Duraiarasan Street, Kaveri Ranga Nagar (Now Kaveri Rangan Nagar), Saligramam, Chennai-600 093, bearing Survey Nos.104/1A1A1, T.S.No.60, Block No.35, Saligramam Village, Mambalam Taluk, Chennai District, Measuring an site extent of 752.51sq.mt area being developed by M/s S D Shelters Pvt Ltd Represented by its Authorised Signatory A Krishnakumar.

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.

M. Z. Mahboob

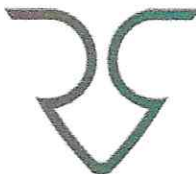
M.Z. Mahboob, M. Tech (Str), (PhD)
Govt Registered Structural Engineer
Grade - I (SE)
Registration No SE/GR 1/19/04/091
Cell : 9445875166 / 9840014249

Yours faithfully,

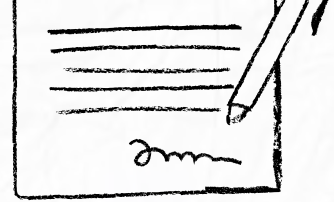
Signature, Name and Seal

of the Registered Structural Engineer (SE/GR-I/19/04/091)

RAISERS STRUCTURES



Registered Structural
Consultant Grade- I
M.Z.Mahboob,M.Tech(Str),(Phd)
+919445875166, 9840014249
Office: 044-42631915
raisers.mahboob@gmail.com
48,Thiruvengadam St,Periamet
Chennai-03,TN



our services doesn't just end there



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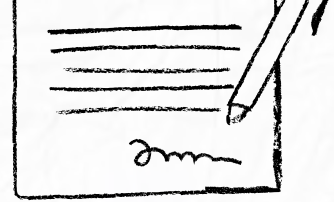
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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