



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™



FORM-4 ARCHITECT 'S CERTIFICATE

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

To,

Phoenix Serene Spaces Private Limited,
No.106, O.M.R.,
Kalavakkam, Chennai
Tamil Nadu-603110

Date : 29th December 2022

Subject: Certificate of Completion of Construction Work Row of Villas of Ground Floor+ First Floor - 24 Nos., Semi attached Villas of Ground Floor+ First Floor - 29 Nos. and Basement Floor+ Stilt Floor+ 9 Floors with 72 Dwelling Units of the Building of the Project (TNRERA Registration Number: **TN/01/Building/0163/2017.**) situated at S.No.225/3B, 226/IC, 227, 229/IA, 241/2B, 3B, 247/6A, 7B, 8, 9, 10, 248/1 to 8, 258/14 of Kalavakkam Village, Thirupporur Town Panchayat, Chengelpet Taluk, Kancheepuram District demarcated by its boundaries (latitude and longitude of the end points) 12°44'27.8"N 80°12'04.7"E to the North 12°44'22.6"N 80°11'51.1"E To the South 12°44'24.6"N 80°12'14.1"E to the East 12°44'31.3"N 80°11'54.1"E To the West of Division Kalavakkam Village, Thirupporur Town Panchayat, Chengelpet Taluk, Kancheepuram District, PIN 603110 measuring 163590 sq.mts. Area being developed by Phoenix Serene Spaces Private Limited.

Sir,

1. I/We **SUGASRI.M** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Row of Villas of Ground Floor+ First Floor - 24 Nos., Semi attached Villas of Ground Floor+ First Floor - 29 Nos. and Basement Floor+ Stilt Floor+ 9 Floors with 72 Dwelling Units of the Building situated on at S.No.225/3B, 226/IC, 227, 229/IA, 241/2B, 3B, 247/6A, 7B, 8, 9, 10, 248/1 to 8, 258/14 of Kalavakkam Village, Thirupporur Town Panchayat, Chengelpet Taluk, Kancheepuram District, PIN 603110 measuring 163590 sq.mts. Area being developed by Phoenix Serene Spaces Private Limited.


SUGASRI. M
CA/2019/105603

-Pg. No. 1 of 2-

SEP Architects Pvt.Ltd
702-B, 7th Floor, Krishe Sapphire,
HITEC-City Road, Madhapur,
Hyderabad - 500 081, T.S, India.
T: +91 40 66203330/ 31
Web: www.separchitects.in



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

- I. Mr. Anbarasan as Engineer
- II. M/s. Sri Harsha Consultant as Structural Consultant
- III. M/s. Raley's Consultant as MEP consultant
- IV. Mr. S K Alisher as Site Supervisor/clerk of works

3. Based on Completion Certificate received from the Structural Engineer and the Site Supervisor and to the best of my/our knowledge, I/We hereby certify that the Row of Villas of Ground Floor+ First Floor - 24 Nos., Semi attached Villas of Ground Floor+ First Floor - 29 Nos. and Basement Floor+ Stilt Floor+ 9 Floors with 72 Dwelling Units of the Buildings has been completed in all aspects. The Row of Villas of Ground Floor+ First Floor - 24 Nos., Semi attached Villas of Ground Floor+ First Floor - 29 Nos. and Basement Floor+ Stilt Floor+ 9 Floors with 72 Dwelling Units of the Buildings is granted Completion Certificate bearing number 299/2018 dated 13.07.2018 by Thirupporur Town Panchayat.

Yours Faithfully,

(SUGASRI.M)

SUGASRI. M
CA/2019/105603

SUGASRI.M

CA/2019/105603



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639

Common area



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorized Signatory
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

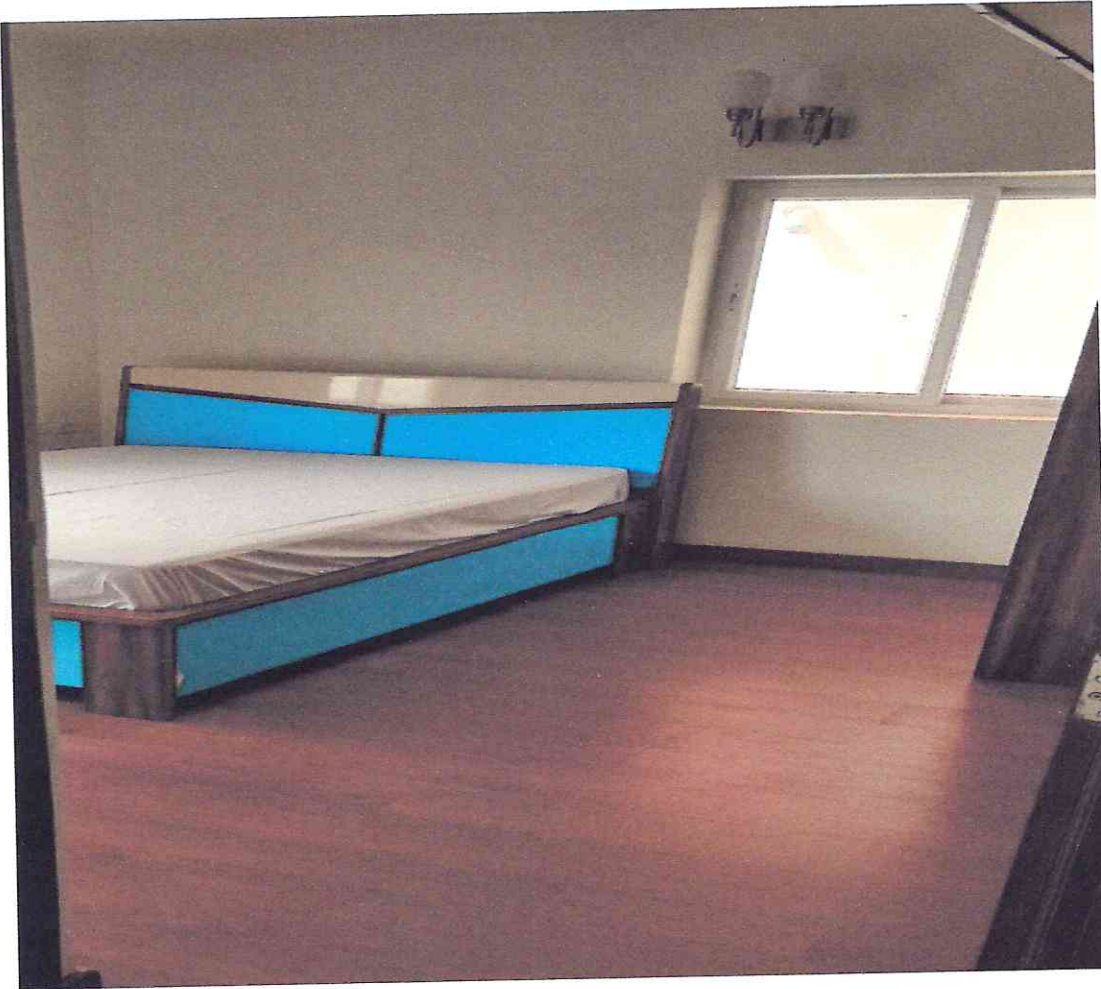
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT. LTD.
[Signature]
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

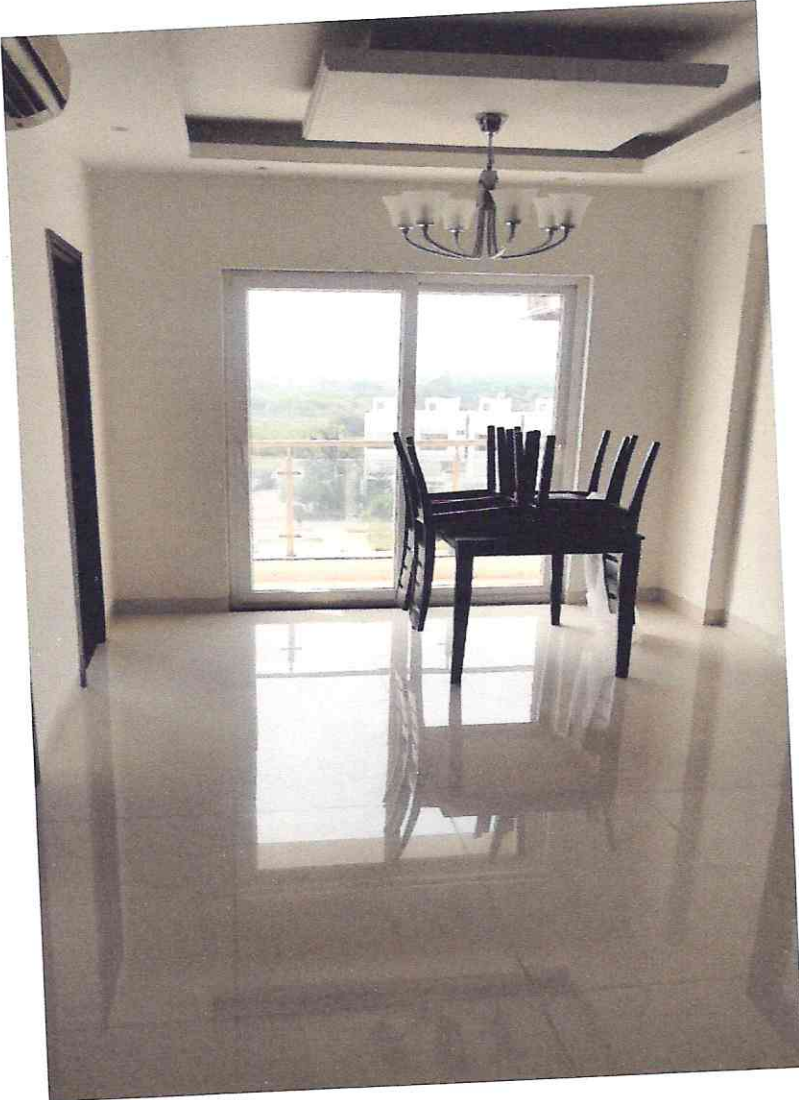
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT. LTD.
[Signature]
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

2.IRIS (G+1) (3BHK)

Block 16 - (Iris)

Row House 1 to 14



PHOENIX SERENE SPACES PVT.LTD.
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639

Block 18 - (Iris)
Row House 1 to 5



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

Block 19 - (Iris)
Row House 1 to 5



For: PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

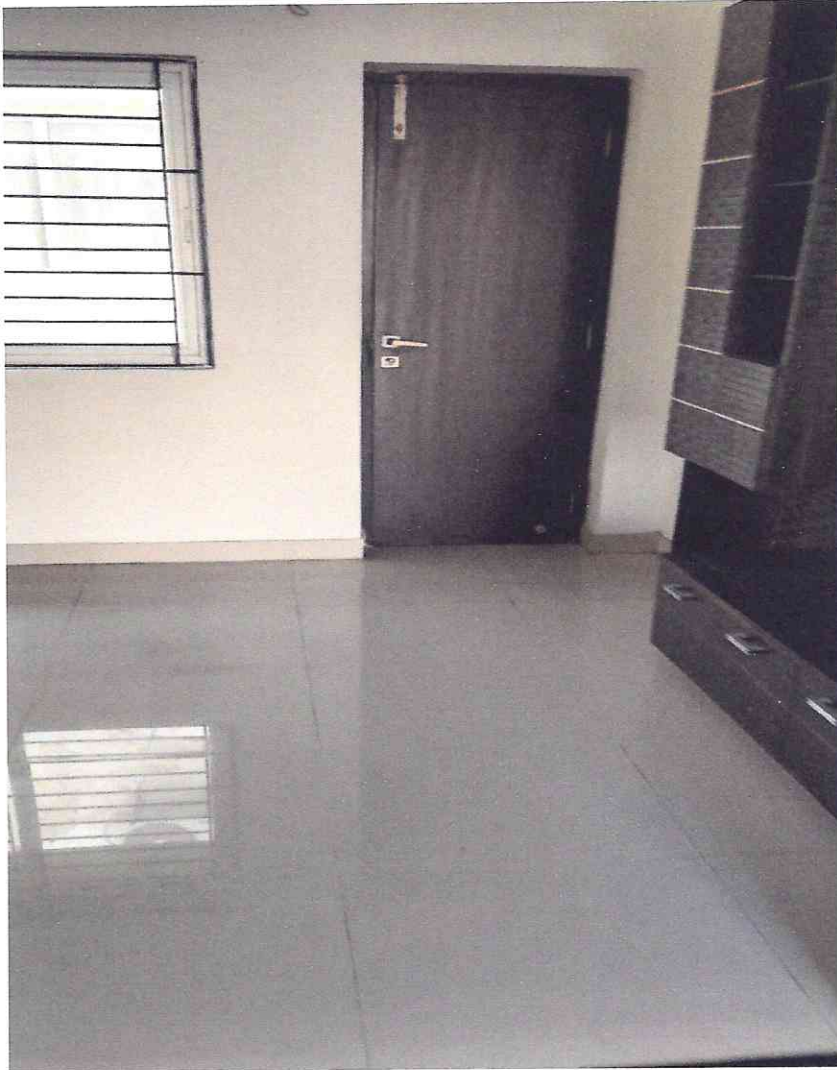
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

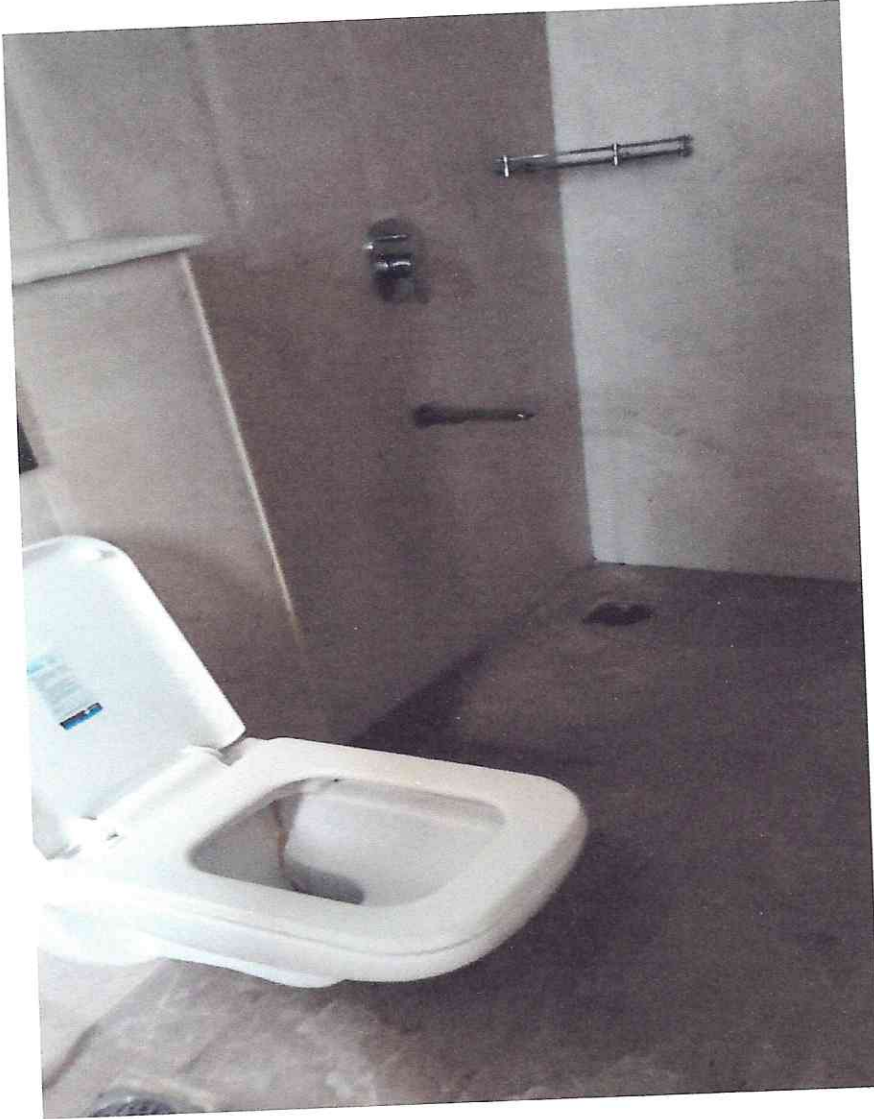
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

3.ASTER (G+1) (3BHK)
SAV EAST FACING



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639

SAV WEST FACING



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639

Aster unit



For PHOENIX SERENE SPACES PVT.LTD.

Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.

CIN No. U70102TG2007PTC056639



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033. Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

Club house



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

Club House Entrance



Swimming pool



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.

CIN No. U70102TG2007PTC056639

Open Restaurant



PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

For PHOENIX SERENE SPACES PVT
Authorized Signatory

Multi purpose hall



study room



PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.
CIN No. U70102TG2007PTC056639

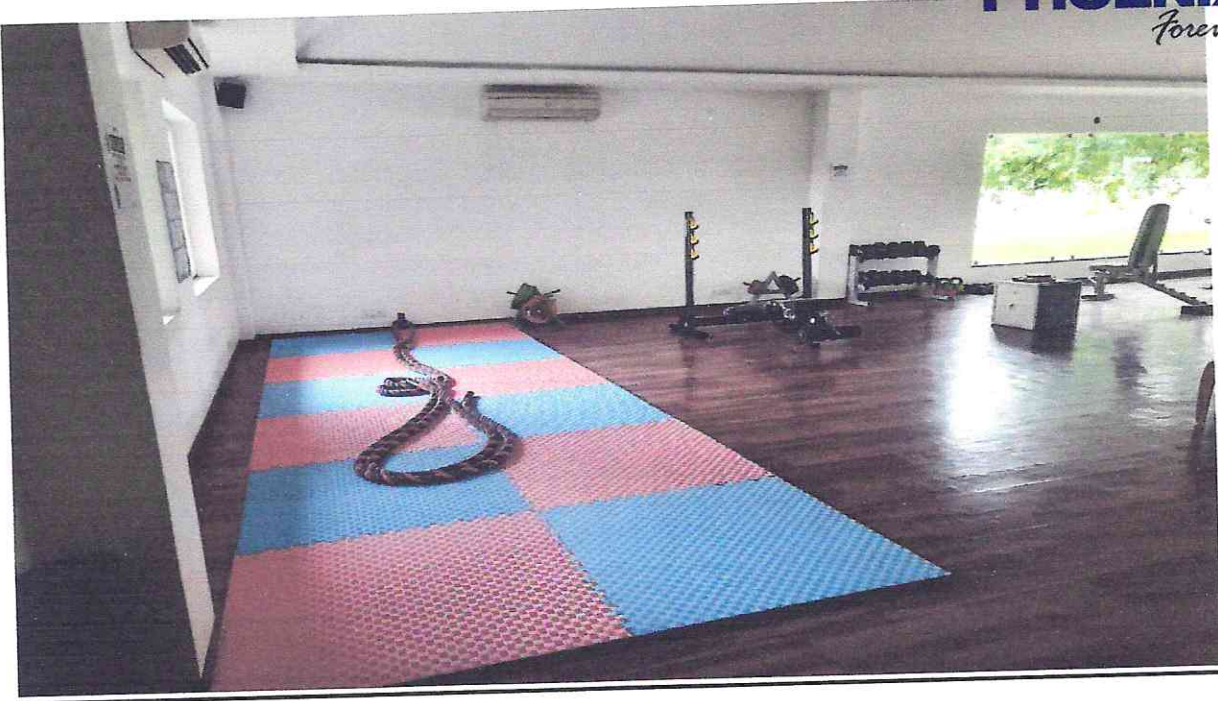
For PHOENIX SERENE SPACES PRIVATE LIMITED
Authorised Sign

Gym Equipments



For PHOENIX SERENE SPACES PVT.LTD.
[Signature]
Authorised Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED
(Earlier known as M/s. Phoenix Hodu Developers Private Limited)
Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in
Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110. Tamil Nadu, India.
CIN No. U70102TG2007PTC056639



PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.

CIN No. U70102TG2007PTC056639

PHOENIX SERENE SPACES PRIVATE LIMITED
Authorized Signatory

Corridor



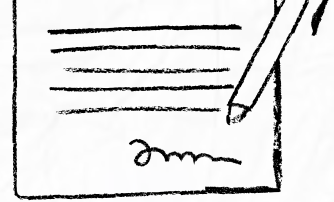
For PHOENIX SERENE SPACES PVT.LTD.
Authorized Signatory

PHOENIX SERENE SPACES PRIVATE LIMITED

(Earlier known as M/s. Phoenix Hodu Developers Private Limited)

Office Address : Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.
T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660, www.the-village.in

Project Address : No. 106, OMR, Kalavakkam, Chennai-603 110, Tamil Nadu, India.
CIN No. U70102TG2007PTC056639



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.



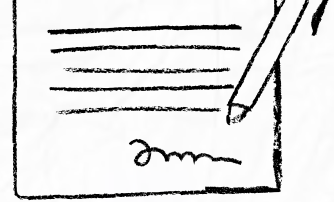
NRI & Investment Services

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