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Official Property Record



FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 4-10-21

To

M/S EMERALD HAVEN REALTY LIMITED,
FIRST FLOOR, GREENWAYS TOWERS
NO. 119 ST MARY'S ROAD, ABHIRAMAPURAM,
CHENNAI 600 018 (Name & Address of Promoter)

Subject Certificate of Completion of Construction Work of Building (TNRERA Registration Number TN/01/BUILDING/01/041/2019) with Stilt floor + 4 floors for residential purposes with 208 dwelling units situated at Plot No.1 in Phase I House site Layout approved in D.D. Town and Country Planning (Chengalpattu Region) Layout No. 63/2016 as revised in D.D. Town and Country Planning (Chengalpattu Region) Layout No. 94/2016 comprised in S.No. 161/1B, 161/2B, 162/4 (part), 162/5A (part), 162/5B (part), 162/6,162/7, 162/8,179/1 (part) 179/2, 179/3, 179/4, 180/1 and 180/2 Salamangalam Village, Kundrathur Panchayat Union, Kundrathur Taluk, Kancheepuram district. (latitude and longitude of the endpoints)

12°52'59.9"N 80°00'20.1"E

12.8833056, 80.0033946

to the North to the South _____ to the East _____ to the west of Division of Salamangalam village, Kundrathur Panchayat Union, Kundrathur Taluk, Kancheepuram District, Tamil Nadu State PIN 601301 measuring 19924.83 sq.mts. area being developed by (Promoter's Name)_ M/S Emerald Haven Realty Limited, First Floor, Greenways Towers No. 119 St Mary's Road, Abhiramapuram, Chennai 600 018.

Sir,

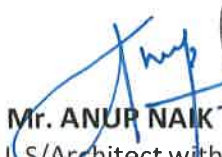
I/we have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the Building with Stilt floor + 4 floors for residential purposes with 208 dwelling units situated on the Plot bearing Plot No.1 in Phase I House site Layout approved in Deputy Director of Town and Country Planning (Chengalpattu Region) Layout No. 63/2016 as revised in Deputy Director of Town and Country Planning (Chengalpattu Region) Layout No. 94/2016 comprised in S.No. 161/1B, 161/2B, 162/4 (part), 162/5A (part), 162/5B (part), 162/6,162/7, 162/8,179/1 (part) 179/2, 179/3, 179/4, 180/1 and 180/2 Salamangalam Village, Kundrathur Panchayat Union, Kundrathur Taluk, Kancheepuram district. Tamil Nadu State PIN 601302 measuring 19924.83 sq.mts. being developed by M/S Emerald Haven Realty Limited, First Floor, Greenways Towers No. 119 St Mary's Road, Abhiramapuram, Chennai 600 018.

2. Following technical professionals are appointed by Owner/Promoter:

- i) Architect:
Anup Naik
Space Matrix Architects and Planners,
#27/6 Sankey Road, Bangalore 46—52
Ph.No.+ 91 8040404000
E Mail ID : anup@spacematrix.com Regn.No. CA/96/20794 of Council of Architecture.
- ii) Structural Engineer:
Dr. H.K. Seshadri,
No.292, Sourabhakrishna Road,
Girinagar 1st Phase,
Bangalore
Ph.No. + 91 8023561545
E Mail ID: syed.f@qtaglobal.co.in
Licence No. 2020 of 2017-18 Class 1. Of Greater Chennai Corporation.
- iii) Site Engineer:
Rajesh SK DTCP Regn : CGLRGN/RCE/2019/12/091
No.13 F2, Ram Raja Avenue, Kannan Avenue,
Krishna Nagar, Old Perungalathur,
West Tambaram,
Chennai 600063
E.Mail: rajesh@tvsemerald.com
Mobile : 9677040627

3. 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 above building/~~Block of the Building~~ has been completed in all aspects. The above building/~~Block of the Building~~ has been granted Completion Certificate by the Deputy Director of Town and Country Planning, Kancheepuram Vide Lr.No. 242/2021/Ka.Ma.2, dt. 15.2.21.

Yours Faithfully,


Mr. ANUP NAIK



LS/Architect with (License No.: CA/96/20794)
Signature & Name (IN BLOCK LETTERS)

Our services go beyond



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.

Smarter Tools, Stronger Decisions



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

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