



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-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: "PRAKALYA NAGAR" S.No. 40/3, S.No. 41/1A, SUNDRA SHOLAVARAM VILLAGE
POONAMALLEE TALUK, THIRUVALLUR DISTRICT, APPROVED LAYOUT NO: PPD/LO (Regularisation
2017) NO 1348/2019 by CMDA Letter no Reg/L/16542/2018, H.24.S.2019, THIRUVERKADU
MUNICIPALITY APPROVAL LT.No. 1311/2019 date. 04.06.2019.

Date: 09.09.2021.

L. RAGHURAMAN (Name of the Promoter)

PLOT NO. 3, NEW COLONY, SOB SAKAI, K.K. NAGAR.
CHENNAI - 600078. (Address of the Promoter)

Subject: Certificate for "PRAKALYA NAGAR" (Name of the project)

Ref: TN/02/Layout/0187/2019 (TNRERA Registration Number)

Sir,

M. SHAKTHIVEL (name of the Architect/ Licensed Surveyor) having License No. 015/LS/2019/00001,
had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of
development of work done at PRAKALYA NAGAR (Name of the project) situated on the Plot bearing Survey no./
Plot no. 40/3, 41/1A demarcated by its boundaries (latitude and longitude of the end points) 40/3, 41/1A to the
North 40/1 to the South 39 to the East 41/1B to the West of Division 40/2
SUNDRA SHOLAVARAM Village Poonamallee District THIRUVALLUR measuring 4040.00 sq. mts. Being
developed by L. RAGHURAMAN (Name of the Promoter).

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division
Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per
the Plotting layout plan sanctioned by CMDA (Name of the sanctioned authority) vide Planning Permission
No. PPD/LO 1348/2019 dated 24.5.2019 including all amenities and facilities as committed by the promoter to
(Regularisation 2017) the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License
No. 015/LS/2019/00001).

Enclosed:

Photographs of all sides of site


Cell : 9171930972
M. SHAKTHIVEL, D.C.E.,
REGISTERED CIVIL ENGINEER GRADE-III
REGISTRATION NO. 015/LS/2019/00001
THIRUVERKADU MUNICIPALITY
GOLDEN PLANNERS
No. 3, ANDAL AMMAL NAGAR,
THIRUVERKADU, CHENNAI-600 077.

" PRAGATYA MAEVAR "

S.No. 40/3 2A/10, SUNDARASHOL AVARAM VILLAGE,
THIRUVARIGADU MUNICIPALITY, PODNAMALLEE TALUK
THIRUVALLUR DISTRICT.



" PRAKALYA NAGAR "

S.No. 40/3, 241/1A, SUNDARASHOLAVARAM VILLAGE.

THIRUVERKADU MUNICIPALITY, POONAMALLEE TALUK,
THIRUVALLUR DISTRICT.





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