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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

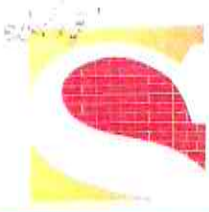
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Certificate by Licensed Surveyor

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

Address of the Project: Old Survey Nos. 7/1A1(Part), 7/1B1 (Part) & 7/1B2 (Part) and New Survey No. 7/1A1C, 7/1B1C & 7/4, in Indrajith Avenue, Kovilambakkam.

Date: 07.09.2020

M/s. MGP BUILDERS AND DEVELOPERS PVT. LTD
No. 27, Andavar Street, Thilagar Avenue,
Balaiah Garden, Madipakkam, Chennai – 600 091.

Subject: Certificate for MGP PUSHTI

Ref: TNRERA/2428/2020

Sir,

I, N. Dinesh Kumar (Licensed Surveyor) having License No. RE/Gr.II/19/06/093 had undertaken an assignment as a Licensed Surveyor for the assessment and verification of development of work done at MGP PUSHTI situated on the Plot bearing Survey nos. 7/1A1C, 7/1B1C & 7/4, Plot no. 89 to 91, demarcated by its boundaries (Latitude: 12°57'01.2"N Longitude: 80°11'19.5"E) Plot Nos. 83 to 85 on the North; Road on the South; Plot nos. 87 & 88 in S. Nos. 7/1B1, 7/1B2 & 7/2 to the East; and Plot No. 92

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N. DINESH KUMAR, M.Tech., (Struct.)
RE/Gr.II/19/06/093 & SE/Gr-II/19/03/020
CMDA & Greater Chennai Corporation
Door No.6/28, Plot No.27, Usha Nagar,
2nd Street, Ullagaram, Chennai-600 091.
Mobile: 9551213123



in S. No. 7/1A1 on the west, situated in Kovilambakkam village, Tamabram Taluk, Chengelpattu District measuring 614.83 sq. mts. Being developed by M/s. MGP BUILDERS AND DEVELOPERS PVT. LTD.

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 St. Thomas Mount Panchayat Union (Name of the sanctioned authority) *vide* Planning Permission No. 809/2019, D.Dis.No. 3551/2019 dated 21.05.2019 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


N. DINESH KUMAR, M.Tech., (Struct.)
RE/Gr-II/19/06/093 & SE/Gr-II/19/03/020
CMDA & Greater Chennai Corporation
Door No.6/28, Plot No.27, Usha Nagar,
2nd Street, Ullagaram, Chennai-600 091.
Mobile: 9551213123

Enclosed:

Photographs of all sides of site



For MGP Builders & Developers Pvt. Ltd.

Prabhu
Managing Director

N. Dinesh Kumar

N. DINESH KUMAR, M.Tech., (Struct.)
RE/G-11/19/06/093 & SE/G-11/19/03/020
CMDA & Greater Chennai Corporation
Door No.6/28, Plot No.27, Usha Nagar,
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N. DINESH KUMAR, M.Tech. (Struct.)
RE/GA/1/19/06/093 & SE/GA-11/19/03/020
CMDA & Greater Chennai Corporation,
Door No. 6/28, Plot No. 27, Usha Nagar,
Indi Street, Ullagaaram, Chennai-600 091.
Mobile: 9553213123

10.02/16

For MGR Builders & Developers Pvt. Ltd.
N. Dinesh Kumar
Managing Director



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.



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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

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