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Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Layout (RUBY GREENVILLE) of plot/house sites at the property comprised in S. Nos. 102/3B & 102/4A of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limits.

Date	:	14.12.2020
Name of the Promoter	:	R Manoharan & K. Ruby Manoharan
Address of the Promoter	:	Ruby Builders & Promoters No. 247-B, Velachery Main Road, Selaiyur, Chennai -73.

Subject: Certificate for the completion of all works of the Layout of house sites comprised in S. Nos. 102/3B & 102/4A of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limits.
Ref: TNRERA Reg. Certificate No. TN/01/Layout/0182/2020, dated 25.09.2020

Sir/Mam,

I, Arul Yogaraj (Licensed Surveyor) having License No. RE/Gr-II/19/03/014, had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at the above mentioned layout, situated on S. Nos. 102/3B & 102/4A of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limits., demarcated by its boundaries (latitude and longitude of the end points) 12.872994, 80.148580 & 12.873052, 80.150119 to the North 12.872681, 80.148533 & 12.872681, 80.148774 & 12.872580, 80.148770 & 12.872638, 80.150030 to the South 12.873052, 80.150119 & 12.872941, 80.150135 & 12.872638, 80.150030 to the East 12.872994, 80.148580 & 12.872681, 80.148533 to the west of S. Nos. 102/3B & 102/4A of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limits measuring an extent of 7581.00 Sqm Being developed by Ruby Builders & Promoters represented by R Manoharan & K. Ruby Manoharan

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 Approval Vide PPD No. 59/2020 dated 07.08.2020 and Local Body Approval Vide No. 11/2020-21 dated 26.08.2020 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

(T ARUL YOGARAJ)

Ln. T. ARUL YOHARAJ, M.Tech.,(ST), LLB
Registered Engineer
Reg No. RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph: 044 - 22291919
No.15, Sri Ranganathan Nagar,
Near Bharath Engg.College, Chennai - 600 073.
Cell : 9381032266

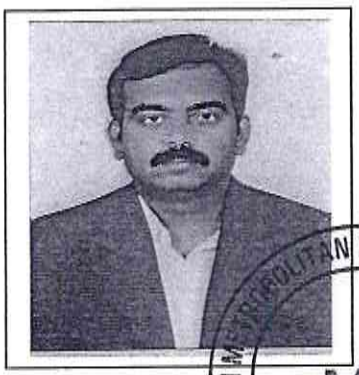
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru ARUL YOHARAJ T** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualiffication of **B.E.,(Civil Engg.)** and experience in the relevant field for **06** years.

He has been given the Registration No.**RE/GR-II/19/03/014** on **25.03.2019.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **24.03.2024**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008 *

R. Dhakshayani Viji 28/3/19

(R. DHAKSHAYANI VIJI)
ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008

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Registered Engineer
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For RUBY BUILDERS & PROMOTERS

Partner

For RUBY BUILDERS & PROMOTERS

Partner





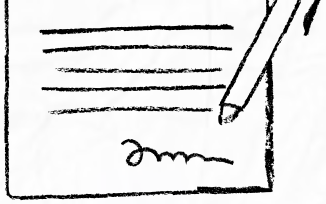
Ln. T. ARUL YOHARAJ, M.Tech.,(ST). LLB
Registered Engineer
Reg No. RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph: 044 - 22291[illegible]9
No.15, Sri Ranganathan Nagar,
Near Bharath Engg.College Chennai - 600 0[illegible].
Cell : 9381032256

For RUBY BUILDERS & PROMOTERS

Partner

For RUBY BUILDERS & PROMOTERS

Partner



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

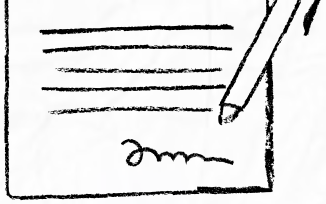
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

We're honored to be part of your real estate journey

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