



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 Project)

Address of the Project – **OM SAKTHI NAGAR**, Plot No.1 to 7, situate at Nehruji Street, Comprised in Survey No.8/2 of Guduvanchery Village, Nandhivaram Guduvanchery Town Panchayat, Vandalur Taluk, (Previously Chengalpattu Taluk), Chengalpattu District, (Previously Kancheepuram District, Tamil Nadu – 603 202.

Date: 01/09/2022

SHREEM FOUNDATION

18/14, V S Mudali Street, Saidapet, Chennai, Tamil Nadu – 600 015.

Subject : Completion Certificate of **OM SAKTHI NAGAR**.
Reference : **TN/01/Layout/0186/2020, dated 30/09/2020**

Sir,

I **U.SELVARATHINAM**, having License No-**CGLRGN/RE/Gr-III/2019/06/012** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **OM SAKTHI NAGAR**, Plot No.1 to 7, situate at Nehruji Street, Comprised in Survey No.8/2 of Guduvanchery Village, demarcated by its boundaries,

NORTH BY- 12 Feet wide common road,
SOUTH BY- Plots at OM Sakthi Nagar & road,
EAST BY- Nehru street,
WEST BY- Vacant land,

Guduvanchery Village, Nandhivaram Guduvanchery Town Panchayat, Vandalur Taluk, (Previously Chengalpattu Taluk), Chengalpattu District, (Previously Kancheepuram District, Tamil Nadu – 603 202, measuring 841.63 square metres being developed by SHREEM FOUNDATION.

Based on site inspection carried out by me with respect to each of the plots of the aforesaid Layout 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 The Deputy Director, T&CP Chengalpattu Region, in Letter No.23619/2018/CR3, dated 31/01/2019 and approved by The Executive Officer, Nandivaram Guduvanchery Town Panchayat, vide Approval No.474/2019, letter dated 13/02/2019 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


Er. U. SELVARATHINAM D.C.E., B. Tech.,
Registered Engineer / Licensed Surveyor
DTCP Reg. No : CGLRGN/RE/Gr-III/2019/06/012
MM Nagar Municipality Reg. No : 020/LS/2021/00011

SJ PLANNERS

No.100, 1st Floor, AGK Complex,
GST Road, Guduvanchery - 603 202.

Ph : 86809 08310, 86809 08309

Enclosed:

Photographs of all sides of site.



For Shreem Foundation



Proprietors



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