



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](mailto:hello@verified.realestate)

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Certificate by Licensed Surveyor

### Project Details & Address:

Date :08.03.2021

Name of the Promoter : M/s.Adityaram Properties Pvt. Ltd.,

Address of the Promoter: No.50, Adityaram Nagar, Panayur, East Coast Road,  
Chennai – 600 119

Subject: Certificate for 'ADITYARAM NAGAR'

Ref: TN/29/Layout/0020/2021 Dated 29.01.2021 (TNRERA Registration Number)

Sir,

I, \_\_\_\_\_ having License No. \_\_\_\_\_ had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at ADITYARAM NAGAR situated on the lands comprised in Survey Nos.82/2 Part, 82/3A, 82/3B, 82/4A, 82/4B, 82/5A, 83/1, 83/2 Part, 91/1A Part, 91/1B Part, 91/1C Part, 91/1D, 91/2B Part of Sholinganallur Village, Sholinganallur Taluk, Chennai District, demarcated by its boundaries (latitude and longitude of the end points) being 12°53'16.9"N 80°14'32.4"E and bounded on the

North by : S.Nos.83/3 (Part), 91/1B (Part), 91/1A (Part), 91/1C (Part)

South by : S.Nos.83/1 (Part) , 81

East by : S.Nos.91/2B (Part), 82/2 (Part), 81/1B (Part)

West by : S.Nos.83/1 (Part), 83/2 (Part)

**R. CHANDRASEKARAN**, B.E.(Civil), F.I.V  
Structural Engineer, Approved Valuer No.F-24274,  
RE/GR-I/19/02/005 & SE/GR-II/19/03/019  
F1, Lotus Flats, 12, Kuppusamy Street,  
Palavanthangal, Chennai-600114.  
944-... chandrasekar59@gmail.com

:2:

of Sholinganallur Village, Sholinganallur Taluk, Kancheepuram District , measuring 3430.58 Sq.mt developed by M/s.Adityaram Properties Pvt Ltd.,

Based on site inspection carried out by me with respect to each of the plot(s) 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 Planning Permission issued by the Greater Chennai Corporation in letter No. SD/WDCN15/00475/2019 dated 10.11.2020 and Lay out Approval No.LA/WDCN15/0009/2020 including all amenities and facilities as committed by the promoter to the Allottees.

Yours Faithfully,

*R. Chandrasekaran*

**R.CHANDRASEKARAN.** B.E.(Civil), F.I.V  
Structural Engineer, Approved Valuer No.F-24274,  
RE/GR-I /19/02/005 & SE/GR-II/19/03/019  
F1, Lotus Flats, 12, Kuppusamy Street,  
Pelavanthangal, Chennai-600114,  
9444992018, Email: grcsekaran58@gmail.com

Enclosed :

Site Photos





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](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)