



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: Sri Balaji Nagar Phase-II, Neppur Village.
Poonamallee Taluk Thiruvallur District.

Date: 14/2/21

R. SivaPrakasam.
No. 70/7 PH Road.
Senegampettin.
Poonamallee Ch-56.

Subject: Certificate for Sri Balaji Nagar Phase-II

Ref: TNRE/RA/3270/2021

Sir,

I, P. Kamalesh. having License No. RE 30 265/2019 (RE) CMDA III (19/04/059)
(Chennai Corporation) had undertaken assignment as an Architect/
Licensed Survey or for the assessment and verification of development of work done at Sri Balaji Nagar Phase II
situated on the Plot bearing Survey no. 188/1B, 189, 190/1, 2, 191, 192/1, 2, 3, 4, 5, 6 Part 7,
195/2, 209, 210, 213, 214/1A, 1B, 214/2A, 2A3, 2B, 3A2, 3B, 215, 216/2B2, 217, 219/1,
222/2, 225/1, 2, 3, 4, 5. Demarcated by its boundaries Lat. 13.02262, Long. 80.07857 to the North
Lat. 13.01864, Long. 80.07895 to the South Lat. 13.02067, Long. 80.07951 to the East Lat. 13.02171 Long. 80.07747.
to the West of Division Neppur. Village Poonamallee Taluk Thiruvallur. District Layout
measuring 46549 sq. mts. being developed by Raj Real Estates.

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. vide Planning Permission No. 12596. dated 10.08.2020.
including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name of Architect / Licensed Surveyor with (Reg. License No.

P. KAMALESH, D.C.E.,
Registered Engineer Grade-III
Licensed Surveyor - RE30265/2019(RE)
Greater Chennai Corporation
CMDA.REG.NO.RE/GR-III/19/04/059
Mangadu, Chennai - 600 122.
Cell: 9884006001

Enclosed:

Photographs of all sides of site





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