



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: **AVIGNA PROPERTIES PVT LTD.,** comprised in Survey Nos. 53/4B, 5, 7, 54/4 part, and 54/11 of Eachankaranai Village and Kunnavakkam Panchayat, Chengalput Taluk & District (Tamilnadu).

Date: 19.01.2022

M/s. AVIGNA PROPERTIES PVT LTD.,
No.1822 – I –Block, 13th Main Road,
Anna Nagar West,
Chennai – 600040.

Sirs,

Subject: Certificate for **AVIGNA PROPERTIES PVT LTD.,**
Ref: **TN/01/Layout/0378/2021, Dated 06.10.2021**

I, **D. Kameshwaran,** Architects, having License No. Class I, Grade – I (RA) had undertaken assignment as an Architect for the assessment and verification of development of work done at Avigna Properties Pvt Ltd., comprised in Survey Nos. 53/4B, 5, 7, 54/4 part, and 54/11 of Eachankaranai Village and Kunnavakkam Panchayat, Chengalput Taluk & District (Tamilnadu). demarcated by its boundaries (latitude and longitude of the end points) 12° 71'47.29" N 80° 02'94.18"E of Division, of Eachankaranai Village and Kunnavakkam Panchayat, Chengalput Taluk & District (Tamilnadu) the land being developed by M/s Avigna Properties 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 the Deputy Director i/c., Town and Country Planning, Chengalpattu Region vide letter **1506/2021/CR3 dated 25/06/2021** & approved by the Special Officer / BDO (VP), Kunnavakkam Panchayat vide Letter No. 0021/2022/kp dated 17/08/2022 including all amenities and facilities as committed by the promoter to the allottees.

Yours faithfully,



D. KAMESWARAN, B.E., P.D. Arch., FIIA., FIV., AMIE.
DTCP REGN. No: CGLRGN / RA / Gr-I/2019/06/013
COUNCIL OF ARCHITECT REGN. No: CA/1994/16748
Flat No.6/63, 1st Floor, Kala Complex, 4th Avenue,
Ashok Nagar, Chennai - 600 083.

Encl:

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