



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™



From-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: **"THE BAY WATCH"** bearing old survey number 224/5 & 224/5A1 as per patta new survey nos 224/5A1B & 224/5A1C at Kaveri Nagar Main Road, Kuppam beach road Kottivakkam Village, Sholinganallur taluk, Chennai. Greater Chennai Corporation sanctioned the layout vide Letter No.SD/WDCN14/00592/2021.Dated 01.11.2021

From

Date:

Mrs. Tmt. T.S.Santhi

1st floor No.39, Chettinad Chambers

5th Street R.K Salai,

Mylapore

Chennai-600028

Subject: Completion certificate for **"THE BAYWATCH PHASE-1"**

Ref: **TN/29/Layout/0427/2021, dated 17.11.2021**

Sir,

I, **N.Dinesh Kumar** having License No.200602019 Gr-II had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"BAY WATCH"** situated on the plot bearing Survey No **224/5A1B & 224/5A1C** demarcated by its boundaries of the end points to the north **12°58'22.2"N** and **80°15'51.2"E** to the East

Division-183, Zone-XIV, Neelankarai Village, Sholinganallur Taluk, Chennai District measuring Total Plot Area of **3593.25sq.mts**

Being Developed by **Mrs.Tmt.T.S.Santhi**

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 Greater Chennai Corporation Vide planning Permission no **SD/WDCN14/00592/2021** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Enclosed:

Photographs of all sides of site


N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer 200602019 Gr-II
Greater Chennai Corporation
61, Plot No. 43, Raghu Homes, Srinivasan Apartments, Hindu Colony,
2nd Main Road, Uluggeram, Puzhuthivakkam, Chennai-600 091.
Mobile: 9551213123

BAYWATCH



BAYWATCH



BAYWATCH





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