



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

Address of the Project: Chinnadikuppam Road & East Coast Road bearing old Survey no 165/21B, As per patta New Survey No.165/175C Injambakkam Village, Sholinganallur Taluk, Chennai District

M/s G Square Realtors Pvt. Ltd

#98, Harrington Road, Chennai, Tamil Nadu 600031

Subject: Certificate for Sands & Waves

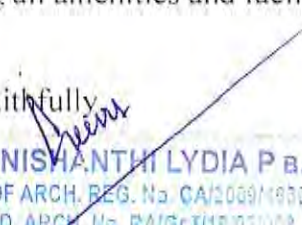
Ref: Reg No: **TN/29/Layout/0064/2021, dated 04.03.2021**

Sir,

I, **Reena Nishanthi Lydia** having License No. **RA/Gr.I/19/02/008** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SANDS & WAVES** on the Plot bearing Survey no./Plot no. old Survey no 165/21B, As per patta New Survey No 165/175C demarcated by its boundaries **12°56'05.0" North 80°15'10.3 East Zone-15 division 196** Injambakkam Village Sholinganallur Taluk, Chennai District Measuring **16753.99 sq mt** being developed by M/s G Square Realtors 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 **CMDA Planning Permission No. 4A/WDCNO15/0005/2021** dated **25/02/2021** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully


REENA NISHANTHI LYDIA P B. ARCH
COUNCIL OF ARCH. REG. No. CA/2009/19301
CMDA REGD. ARCH. No. RA/Gr.I/19/02/008
DTCP REGD. No. CGLRCH/19/02/008
CHENNAI CORPORATION No. 24/12/2009
Door No. 31/14, II Floor, T. Nagar Road, I Street,
Alwarpet, Chennai - 600 016.

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