



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™





EMMANUEL PLANNERS

+91 938111 2266
Off : 044-2229 1919

#15, Sri Ranganathan Nagar, Agaram Main Road, Selaiyur,
(Near Bharath Engg. College), Chennai-73 E-mail: emmanuelplanners@gmail.com

Ln.T. Arul Yoharaj *M.Tech(ST), LLB*

PLANNERS & LICENSED SURVEYOR

Corporation of Chennai

Tambaram Municipality

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Layout of Subdivision/plot/house sites at Plot A1 to A8, B1 to B8, C1 to C8 & D1 to D8 (total 32 plots) comprised in S. No. 420/4part, of Perungalathur village, Perungalathur Town Panchayat, Tambaram Taluk, Chengalpattu District.

Date : 30.03.2022
Name of the Promoter : Roopesh K Shah
Address of the Promoter : Old No. 263/3, New No. 64 – Alapakkam Main Road,
Maduravoyal, Chennai – 600095.

Subject: Certificate for the completion of all works of the subdivision/plot/house sites at Plot A1 to A8, B1 to B8, C1 to C8 & D1 to D8 comprised in S. No. 420/4part, of Perungalathur village, Perungalathur Town Panchayat, Tambaram Taluk, Chengalpattu District.

Ref: RERA Registration Vide No. TN/01/Layout/1545/2022, dated 24.03.2022

Sir/Mam,

I, (Registered Engineer) having Registered No.RE/GR-II/19/03/014, had undertaken assignment as a Registered Engineer for the assessment and verification of development of work do neat the above mentioned subdivision/plot/house sites at Plot A1 to A8, B1 to B8, C1 to C8 & D1 to D8 comprised in S. No. 420/4part, of Perungalathur village, Perungalathur Town Panchayat, Tambaram Taluk, Chengalpattu District, demarcated by its boundaries (latitude and longitude of the endpoints) 12.9406394, 80.0902941 & 12.9403872, 80.1912658 to the North 12.9404548, 80.0902941 & 12.9402100, 80.0912115 to the South 12.9403872, 80.1912658 & 12.9402100, 80.1912115 to the East 12.9406394, 80.0902941 & 12.9404548, 80.0902941 to the West of subdivision/plot/house sites at Plot A1 to A8, B1 to B8, C1 to C8 & D1 to D8 comprised in S. No. 420/4part, of Perungalathur village, Perungalathur Town Panchayat, Tambaram Taluk, Chengalpattu District, , measuring an extent of 3811.77 Sqm.BeingdevelopedbyRoopesh K Shah.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Subdivision/plot/house sites, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the subdivision/plot/house sitesapprovalby -The Executive Officer, Perungalathur Town Panchayat Vide Letter PP. No. E/7448/S.D/011/21-22 dated 29.10.2021(A1 to A8)& Vide Letter PP. No. E/7446/S.D/010/21-22. dated 29.10.2021(B1 to B8)&Vide Letter PP. No. E/7439/S.D/008/21-22, dated 29.10.2021(C1 to C8)& Vide Letter PP. No. E/7443/S.D/009/21-22, dated 29.10.2021(D1 to D8)including all amenities and facilities as committed by the promoter to theallottes.

Yours Faithfully,


Ln. T. ARUL YOHARAJ, M.Tech.,(ST), LLB
Registered Engineer
Reg No. RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph: 044 - 22291919
No.15, Sri Ranganathan Nagar,
Near Bharath Engg.College, Chennai - 600 073.
Cell - 9381112266



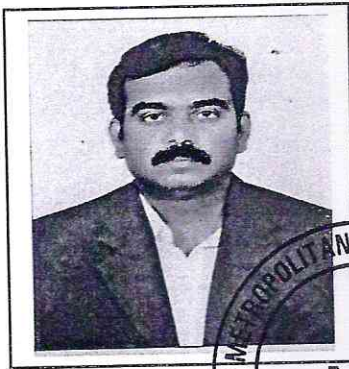
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru ARUL YOHARAJ T** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **06** years.

He has been given the Registration No.**RE/GR-II/19/03/014** on **25.03.2019**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **24.03.2024**.



R. Dhakshayani Viji
28/3/19
(R. DHAKSHAYANI VIJI)

ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008

Arul Yoharaj T
Ln. T. ARUL YOHARAJ, M.Tech.(STL) LLB
Registered Engineer
Reg No. RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph. 044 - 22231519
No.15 Sri Ranganathan Nagar,
Near Bharath Engg.College, Chennai - 600 073.
Cell : 9381032266

SITE PHOTOS



Deepesh K. Shukla

SITE PHOTOS



Dhopes h.k.shul.



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