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Certificate by Architect / Licensed Surveyor

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

Address of the Project: "Aalayam" - Registration of Layout project with 49 Plots (5 Regular Plots + 44 EWS Plots) Comprised in S.Nos.490/2A & 2B of Nemam 'B' Village, Tiruvallur District. Poonamallee Panchayat Union Limit, Tamilnadu State.

Date: 02 - 08 -2024

From:

**M/s. Sameera Estates Pvt. Ltd.,
New No.31, Old No.09,
Veeraraghavapuram, Poonamallee,
Chennai - 600077.**



Subject: Closure of RERA BANK Account

Ref: TN/02/Layout/4137/2022 dated 26/05/2022

Sir,

I, **K.SRIDHAR** having License No. **CMDA REG. NO: RE/GR-III/19/04/066 & DTCP REG. NO. CGLDIST/RE/GR-III/2022/10/018** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work situated on the Plot in **S.No.490/2A & 2B of Nemam 'B' Village, Poonamalle Taluk, Tiruvallur District** of demarcated by its boundaries (latitude and longitude of the end points) **13°04'17.5"N; 80°01'04.5"E**; to the North **13°04'17.5"N; 80°01'04.5"E**; to the South **13°04'17.5"N; 80°01'04.5"E**; to the East **13°04'17.5"N; 80°01'04.5"E**; to the West of **Nemam 'B' Village, Poonamalle Taluk, Tiruvallur District** measuring **3372 sq. mts.** Being developed by **M/s. Sameera Estates 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 approved the Layout PPD./LO.No. 120/2021 in Letter No. Layout-1/0067/2021, dated 13.08.2021. The Commissioner, Poonamallee Panchayat Union forward to the President, Nemmam Panchayat approved the Layout in Letter RC.No. 0112/2022/A3, dated 17.02.2022. The President / Executive Officer, Nemmam Panchayat, Poonamallee Panchayat Union approved the Layout in Letter RC.No. 0112/2022/A3, dated 17.02.2022.**including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

ER. SRIDHAR .K

DTCP: Reg. No. CGLDIST/RE/GR-III/2022/10/018

CMDA: Reg. No. RE/GR-III/19/04/066

No.63/B, Katta Bomman Street,

Tharamani, Chennai - 600 113,

Mob: 94456 57022 / 86672 97137

(K.SRIDHAR)

Stamp, Signature & Name (IN BLOCK LETTERS)
of Architect/ Licensed Surveyor

Enclosed: 1. Photographs of all sides of site



SITE PHOTOS



SITE PHOTOS



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

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NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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