



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™





R.CHANDRASEKARAN. B.E.(Civil), F.I.V
Registered Structural Engineer; Approved Valuer No.F-24274.
CMDA - RE/GR-I/19/02/005 & SE/GR-II/19/03/019,

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: WATERWAY PHASE 3, "Crossway Springs", Medavakkam Mambakkam Main Road, Ponmar, Chennai- 600127. Project list of Survey Nos. 391/3B2, 392/1PT, 392/2A, 392/2B1, 392/2B2B and 395/3

Date: 07/07/2022

R GANDHI RAJAN,
New No.14, Old No.31 Ground floor,
Vaithyaraman Street,
Chennai-600017.

STONE AND ACRES PROPERTY DEVELOPERS LLP,
No.78/2 (138/2), L.B Road,
Thiruvanniyur,
Chennai-600 041.

Subject: Certificate for WATERWAY PHASE 3
Ref: TN/01/Layout/4934/2022, dated 20.06.2022

Sir,

I, R.Chandrasekaran having License No. CMDA - RE/GR-I/19/02/005 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done At WATERWAY PHASE 3 situated on the Plot bearing Survey no. 391/3B2, 392/1PT, 392/2A, 392/2B1, 392/2B2B and 395/3 demarcated by its boundaries (latitude and longitude of the end point 12.862752, 80.179624 to the North 12.861930, 80.179490 to the South 12.862312, 80.180014 to the East 12.862444, 80.179173 to the west of Division Ponmar village, Vandalur Taluk, Chengalpattu District measuring 6960.60 Sq.mts.,

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 DTCP (Name of the sanctioned authority) vide Planning Permission No. 25/2022 dated 16/03/2022 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


R.CHANDRASEKARAN. B.E.(Civil), F.I.V
Structural Engineer, Approved Valuer No.F-24274,
RE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats, 12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
Enclosed:
9444992018. Email: grcsekarans@gmail.com
Photographs of all sides of site

12-F1 Lotus Flats, Kuppusamy Street, Pazhavanthangal, Chennai – 600114

Mobile No: +91-9444992018 email: crdesign1234@gmail.com



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

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru R.CHANDRA SEKARAN** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **30 years**.

He has been given the Registration No.**RE/GR-I/19/02/005** on **15.02.2019**. 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 **14.02.2024**.



new 14/02/2019
(R.SHIVAKUMAR)

ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008

R. Chandrasekar
R.CHANDRASEKARAN, B.E.(CIVIL), F.I.V
Structural Engineer, Approved Valuer No.F-24274,
RE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats, 12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
9444932018, Email: rrcsekar58@gmail.com







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