Verified RealEstate™

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™



Date: 20-Feb-2026

Form-5
Certificate for the purpose of completion of Layout

Address of the Project: **SIS CAPETOWN PHASE-2**, Comprised in old S.No.115/1A1 part and as per Patta No.13209, then S.Nos.115/177 and 115/178, as per revised Patta, present Sub-division S.Nos.115/177A1 and 115/178A1A) of Soorapet Village, Madhavaram Taluk, Thiruvallur District -600066.

SOUTH INDIA SHELTERS PRIVATE LIMITED,
No: 14, Gulmohar Avenue,
Velachery Main Road,
Guindy, Chennai-600032

Subject: Certificate for **SIS CAPETOWN PHASE-2**

Ref: RERA Registration No. TN/02/Layout/7456/2022 dated 05.09.2022

Sir,

I, Ms.Mashal Jahanzaib.U having License No. CA/2012/57916 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at SIS CAPETOWN PHASE-2, Comprised in old S.No.115/1A1 part and as per Patta No.13209, then S.Nos.115/177 and 115/178, as per revised Patta, present Sub-division S.Nos.115/177A1 and 115/178A1A) of Soorapet Village, Madhavaram Taluk, Thiruvallur District -600066 demarcated by its boundaries (latitude and longitude of the end points) 13'08'51.68"N , 80'10'48.41"E to the North,13'08'51.73"N ,80'10'46.30"E to the South,13'08'50.45"N , 80'10'51.34E to the East and 13'08'52.14"N ,80'10'45.18"E to the West of Division , Soorapet Village, Madhavaram Taluk, Thiruvallur District -600066 measuring 52338 Sq.ft. being developed by SOUTH INDIA SHELTERS PRIVATE LIMITED.

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 Permit bearing Permit No. SD/WDCN03/00294/2022 dated 06-07-2022 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

MASHAAL JAHANZAIB.U B.ARCH
ARCHITECT
REG.NO. CA / 2012 / 57916
MOBILE: +91 98840 00505

Enclosed:

Photographs of all sides of site

S.I.S

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. SOUTH INDIA SHELTERS PRIVATE LIMITED
Project Name	:	SIS CAPETOWN PHASE-2
Project Registration No.	:	TN/02/Layout/7456/2022 dated 05-09-2022
Project Registration Date	:	Sep 2022
Project Completion Date	:	Jan 2024
Quarter Ending	:	

RERA Separate Bank A/c Details

Bank Name	:	STATE BANK OF INDIA
Bank Branch	:	EKKADUTHANGAL,CHENNAI
Bank A/c No.	:	41127726965

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	STATE BANK OF INDIA 41710448155
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.15,30,58,737/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

S.I.S

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Plots Booked b) Land Registered	52 48	4872.91 4363.89

2. Furnish the details Plot-wise

Sl. No.	Plot No. as in approved Plan	Plots Booked (Yes/No)	Registered Plots (Yes/No)
1.	52 Units	Annexure Attached	

B. Construction

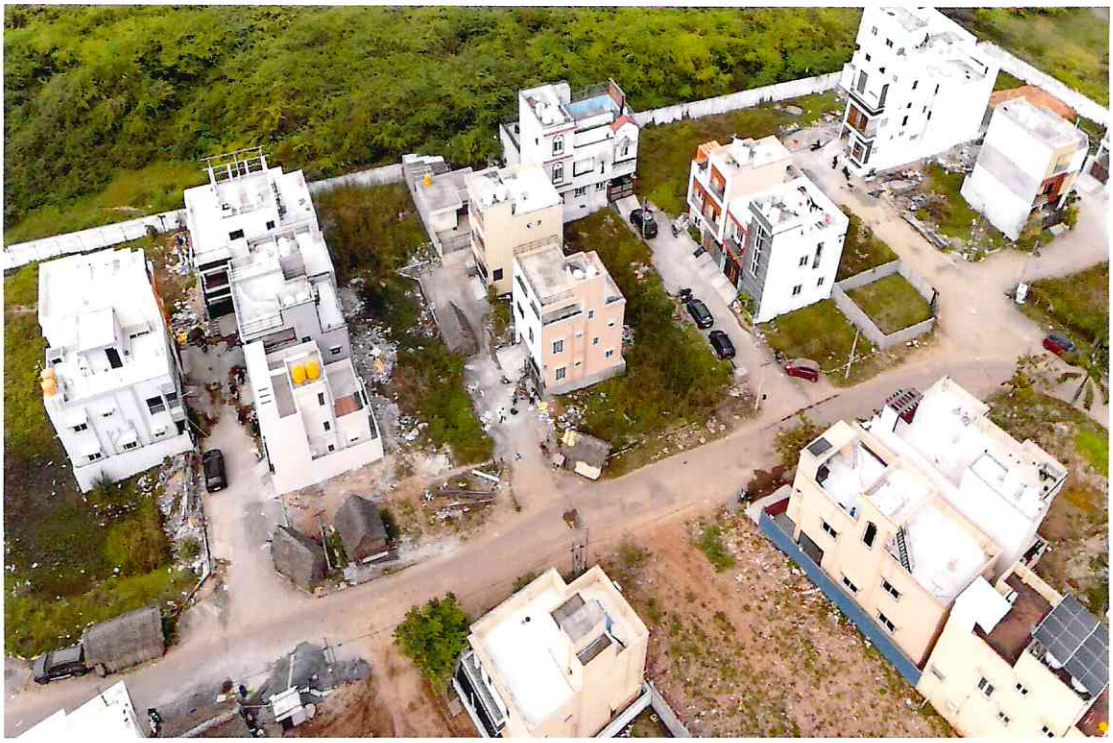
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of Development of Layout leveling, Plot Marking, Stone Fixing, Plot Numbering.	100%	-
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	-	-
3.	Status of other work Road Work, Rainwater Drain, Street Light, Paver Block, Kerb Wall.	100%	-

Sl. No	Description	Percentage	Cost in Lakhs
1.	Stage of Development of Layout leveling, Plot Marking, Stone Fixing, Plot Numbering.	100%	Rs.1,04,67,602/-
2.	Status of other work Road Work, Rainwater Drain, Street Light, Paver Block, Kerb Wall.	100%	

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ---------- (in PDF Format)

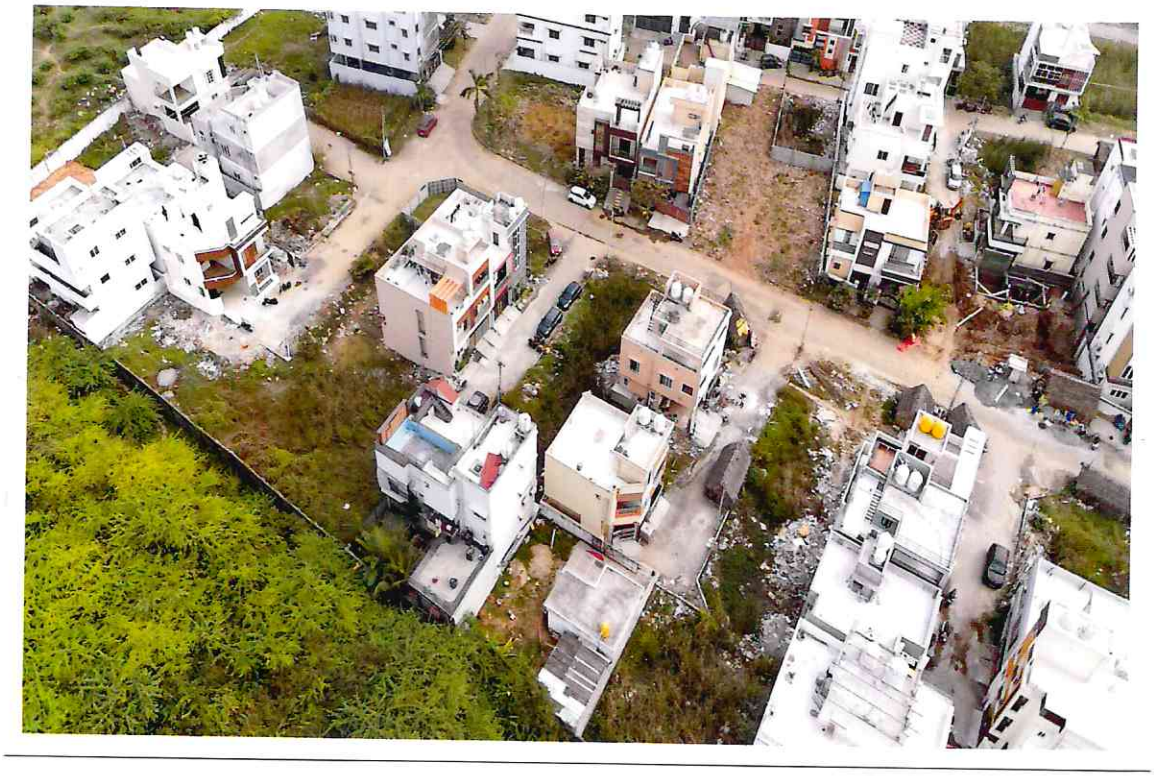
PLOT BOOKED DETAILS				
SI.NO	Plot No	Area Sqft	Plot Booked	UDS Registered
1	1	1398	YES	YES
2	2	1458	YES	YES
3	3	1345	YES	YES
4	4	1198	YES	YES
5	5	1214	YES	YES
6	6	1171	YES	YES
7	7	827	YES	YES
8	8	861	YES	YES
9	9	1028	YES	YES
10	10	1028	YES	YES
11	11	861	YES	YES
12	12	827	YES	YES
13	13	1171	YES	YES
14	14	1171	YES	YES
15	15	827	YES	YES
16	16	861	YES	YES
17	17	861	YES	YES
18	18	932	YES	YES
19	19	932	YES	YES
20	20	861	YES	YES
21	21	861	YES	YES
22	22	827	YES	YES
23	23	1169	YES	YES
24	24	1173	YES	YES
25	25	827	YES	YES
26	26	861	YES	YES
27	27	861	YES	YES
28	28	932	YES	YES
29	29	932	YES	YES
30	30	861	YES	YES
31	31	861	YES	YES
32	32	827	YES	YES
33	33	1169	YES	YES
34	34	1173	YES	YES
35	35	827	YES	YES
36	36	861	YES	YES
37	37	861	YES	YES
38	38	932	YES	YES
39	39	916	YES	YES
40	40	861	YES	YES
41	41	861	YES	YES
42	42	827	YES	YES

PLOT BOOKED DETAILS			
Plot No	**Area Sqft**	**Plot Booked**	**UDS Registered**
43	1244	YES	NO
44	1444	YES	YES
45	827	YES	YES
46	861	YES	YES
47	861	YES	YES
48	743	YES	YES
49	1325	YES	YES
50	1118	YES	NO
51	1323	YES	NO
52	1594	YES	NO
	52452		







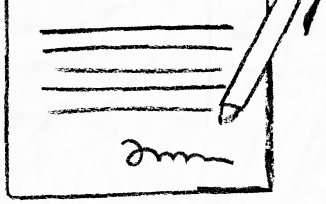



GPS Map Camera
Chennai, Tamil Nadu, India
Sis Phase 2, Sis Capetown, Surapet, Chennai, Tamil Nadu 600066, India
Lat 13.147153° Long 80.180846°
Friday, 20/02/2026 11:56 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
91, Surapet, Chennai, Tamil Nadu 600066, India
Lat 13.147339° Long 80.179831°
Friday, 20/02/2026 12:04 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Plot No 29 , 1 St Main Road, Sis Capetown Phase 1, Maduramettur Rd, Surapet, Chennai, Tamil Nadu 600066, India
Lat 13.147094° Long 80.180616°
Friday, 20/02/2026 11:52 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Plot No 29 , 1 St Main Road, Sis Capetown Phase 1, Maduramettur Rd, Surapet, Chennai, Tamil Nadu 600066, India
Lat 13.147169° Long 80.180601°
Friday, 20/02/2026 12:02 PM GMT +05:30
Google



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

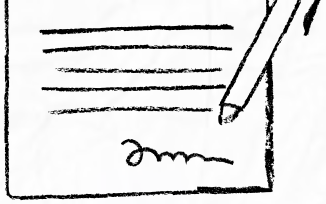
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate