



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™



Certificate by Architect / Licensed Surveyor

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

Address of the Project: "ABI's Kuberan Nagar" - Layout project with 41 Plots comprised in S.No.219/41 of Varadharajapuram village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit, Tamilnadu State.

Date: 23-01-2023

From:

**M/s. ABI Estates Pvt. Ltd.,
No.397, Precision Plaza,
Anna Salai, Teynampet,
Chennai – 600018.**

Subject: Closure of RERA BANK Account

Ref: TN/29/Layout/9181/2022 dated 24/11/2022

Sir,

I, **K.SRIDHAR** having License No. **CMDA REG. NO: RE/GR-III/19/04/066 & GCC REG. NO: RE300382019** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work situated on the Plot in **S.No. 219/41 of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District** of demarcated by its boundaries (latitude and longitude of the end points) **12°55'16.7"N; 80°03'30.6"E**; to the North **12°55'16.1"N; 80°03'32.9"E**; to the South **12°55'13.5"N; 80°03'32.3"E**; to the East **12°55'14.1"N; 80°03'30.0"E**; to the West of **Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District** measuring **4142 sq. mts.** Being developed by **M/s. ABI 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. 130/2022 in Letter No. Layout-1/10261/2022, dated 22.09.2022. The Commissioner, Kundrathur Panchayat Union forwarded to The President, Varadharajapuram Panchayat in Letter No. 5144/2022/A3, dated 30.09.2022. The President, Varadharajapuram First Grade Panchayat approved the Layout in Letter No. 88/2022-2023, dated 31.10. 2022. including all amenities and facilities as committed by the promoter to the allottees.**

Yours Faithfully,



(K.SRIDHAR)

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

Enclosed: 1. Photographs of all sides of site

SRIDHAR .K
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REG. No: RE/GR-III/19/04/066
GREATER CHENNAI CORPORATION
REG. No: RE300382019
No. 63/B, Katta Bomman Street, Tharamani,
Chennai-113. Mob:94456 57022/86672 97137



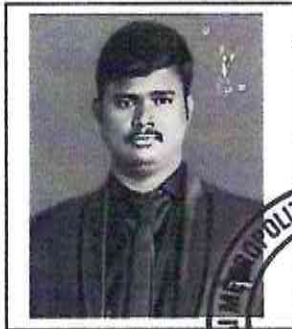
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru K.SRIDHAR** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.**, and experience in the relevant field for **14** years.

He has been given the Registration No.**RE/GR-III/19/04/066** on **05.04.2019**. 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 **04.04.2024**.



[Handwritten signature]
5/4/19

A. NEELAKANDAN
ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008.

[Handwritten signature]
SRIDHAR .K
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REG. No: RE/GR-III/19/04/066
GREATER CHENNAI CORPORATION
REG. No: RE300382019
No. 63/B, Katta Bomman Street, Tharamani,
Chennai-113. Mob:94456 57022/86672 97137



**GREATER CHENNAI CORPORATION
WORKS DEPARTMENT**

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. Sridhar K** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **D.C.E** with minimum of 5 years experience in the relevant field.

The Registration No. is **RE300382019** dated **16.09.2019** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 **15.09.2024**.



RGN No: RE300382019

Dated: 16.09.2019

8.5 16/9/19
Superintending Engineer(Works)
Greater Chennai Corporation.

16/9/19
16/9/19
SRIDHAR .K
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REG. No: RE/GR-III/19/04/066
GREATER CHENNAI CORPORATION
REG. No: RE300382019
No. 63/B, Katta Bomman Street, Tharamani,
Chennai-113. Mob:94456 57022/86672 97137

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

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