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Form-5

**Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout Project)**

Address of the Project: S.Nos.4A/1D2 Part, 4A/1D3 Part, 4A/1E Part, 4A/1F Part, 4A/1G Part, 4A/1H Part, 4A/1I Part, 4A/1J, 4A/1K Part, 4A/2 Part, 4A/3A, 4A/3B, 4A/3C, 4A/3D, 4A/4B Part, 4A/4C Part, 5/2, 5/3, 5/5, 5/6, 5/8, 5/1A, 5/1B, 5/1C, 5/1D, 5/1E, 5/4A, 5/4B, 5/4C, 5/4D, 5/4E, 5/4F, 5/7A, 5/7B, 6/1, 6/2A, 6/2B1, 6/2B2, 7/3, 7/1A, 7/1B, 7/1C, 7/2A, 7/2B, 8/2, 8/1A, 8/1B, 8/1C, 9, 10/1, 10/2, 10/3, 10/4, 11/1, 11/2, 11/3, 12/1, 12/2, 12/3, 12/4, 12/5, 30/1, 30/2 Part, 30/3, 30/4, 32/2B Part, 32/5, 32/1B Part, 32/1C Part, 32/3A, 32/3B1, 32/3B2, 32/4A, 32/4B1 & 32/4B2 of Rajakulipettai Village and S.Nos.103/3E, 103/3F, 103/5C Part, 103/5D Part, 103/5E, 104/2A Part, 104/2B Part, 104/2C1, 104/2C2, 105/1 Part, 105/2A, 105/2B, 105/2C, 105/2D, 106, 107/1, 107/2, 107/3A1 Part, 107/3A2 Part, 107/3A3 Part, 107/3B, 121/3B Part, 122/1, 122/2, 178/1, 178/3, 178/2A, 178/2B, 178/2C & 178/2D of Paranur Village, Chengalpattu Taluk, Chengalpattu District.

Date: 27-Mar-2024

Mahindra World City Developers Limited,
Mahindra Towers, Ground Floor
No. 17/18, Patullous Road, Chennai – 600 002.

Subject: Certificate for LAKE FRONT ESTATES
Ref: TN/01/Layout/2235/2023 dt. 28 June 2023 (TNRERA Registration Number)

Sir,

I, Pavitra Sriprakash, having License No. CA/2005/35393 had undertaken assignment as an Architect for the assessment and verification of development of work done at LAKE FRONT ESTATES situated on the Plot bearing No. 22, comprised in Survey nos. 4A/1D2 to 32/4B2 of Rajakulipettai Village and S.Nos.103/3E to 178/2D of Paranur Village, Chengalpattu Taluk demarcated by its boundaries -986.3145,-1862.3661 to the North/ -1051.1120, -2138.0750 to the South/ -848.7819,-2061.3160 to the East/ -1115.8920,-1941.3613 to the West of Village Rajakulipettai & Paranur Taluk Chengalpattu District Chengalpattu measuring 76,930.73 sq. mts. being developed by Mahindra World City Developers 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 The Asst. Director, Town and country planning Department, Chengalpattu (Name of the sanctioned authority) vide Planning Permission Layout No. 18/2023 in Letter No. JA4G64QF/2022/TCP5, dated 10.03.2023 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect
with (Reg. License No. CA/2005/35393)

Enclosed: Photographs of all sides of site

PAVITHRA SRIPRAKASH
CA/2005/35393
M/s. SHILPA ARCHITECTS
PLANNERS DESIGNERS PVT. LTD.
L20, Dr. VSI Estate, Phase II,
Thiruvanniyur, Chennai - 600 041.

Project – Project Completion Photos

Promoter's Name	:	Mahindra World city Developers Ltd.
Project Name	:	Lakefront Estates
Project Registration No	:	TN/01/Layout/2235/2023 Dt. 28.06.2023

Entrance Pics



Common Services -Electrical Meter Room



Common Services -Transformer Yard



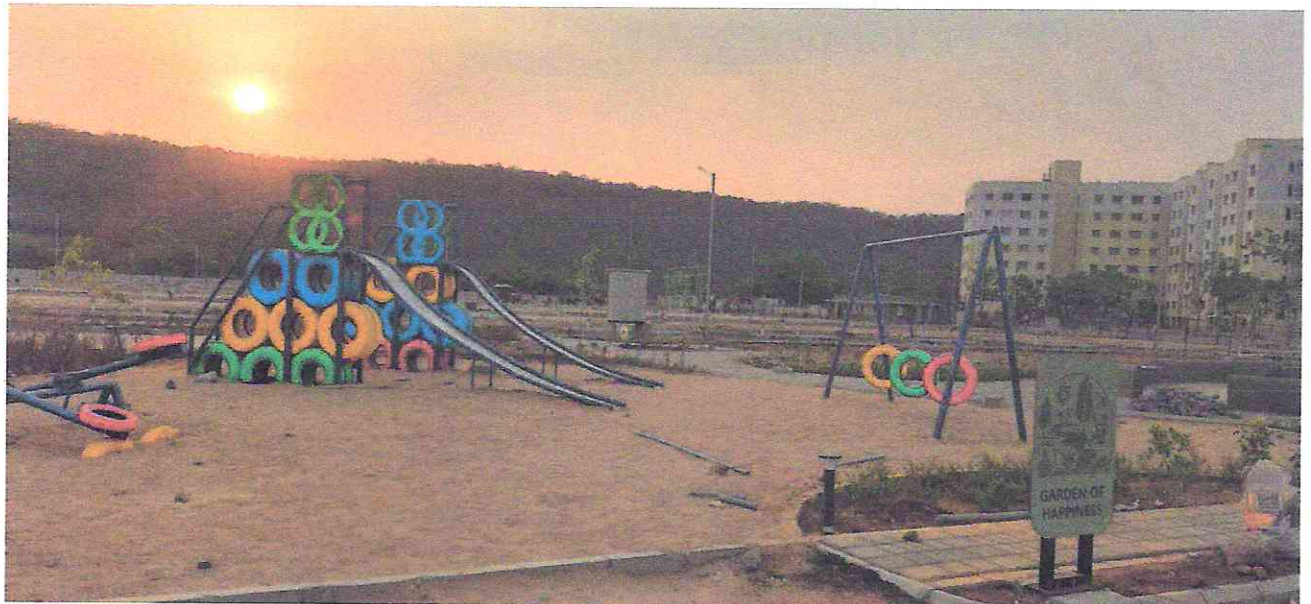
Common Services - DG Yard



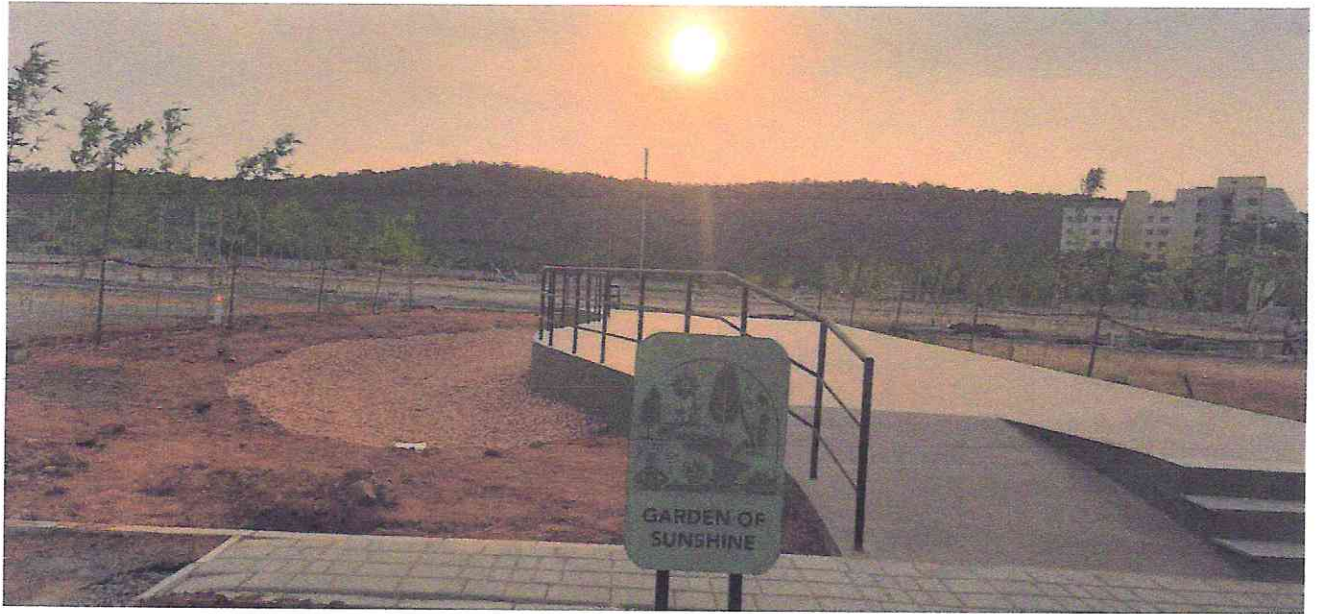
Aerial View



Amenities - Kids Play Area



Garden of Sunshine



Garden of Peace



OHT Tank



Society Office



Pump/Panel Room

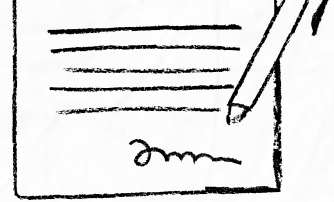


Transformer Yard



Aerial View(Night)





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.



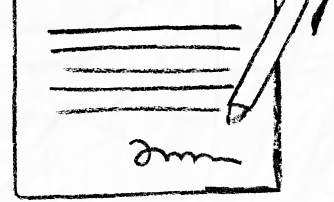
NRI & Investment Services

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

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