



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™



Form - 5
Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout Project)

Name and Address of the Project:

"Citrine Sanctum by Urban Tree"

Survey No.261/1,2,265/1A1A,1A1B,1A2,1A3A,1A3B of Perumbakkam Village, Chengelpet District

02.05.2023

Name and Address of Promoter:

M/s. Urban Tree Infrastructures Private Limited

'Suraj Kunj', New No. 18, Old No. 8,
Rutland Gate, 5th Street, Nungambakkam
Chennai - 600 006

Subject: Certificate for "Citrine Sanctum by Urban Tree"

Ref: TNRERA Registration Number: TN/01/Layout/0457/2023 dt. 07.02.2023

Respected Sir,

I, Arivazhagan Raj, having License No. RE/GR-III/19/04/107 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "Citrine Sanctum by Urban Tree" situated on the Plot bearing Survey No. 261/1,2,265/1A1A,1A1B,1A2,1A3A,1A3B of Perumbakkam Village, Chengelpet District, Tamilnadu, demarcated by its boundaries (latitude and longitude of the end points) 12.89465,80.20132 to the North; 12.89400,80.20110 to the South; 12.89417,80.20171 to the East; 12.89444,80.20071 to the West of Division; measuring 8,948 sq. mts. being developed by M/s. Urban Tree Realty Infrastructures Private Limited.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 Chennai Metropolitan Development Authority vide Planning Permission No. LP/MLPA(CD) No 146/2022 dated 22.10.2022 including all amenities and facilities as committed by the promoter to the allottees.

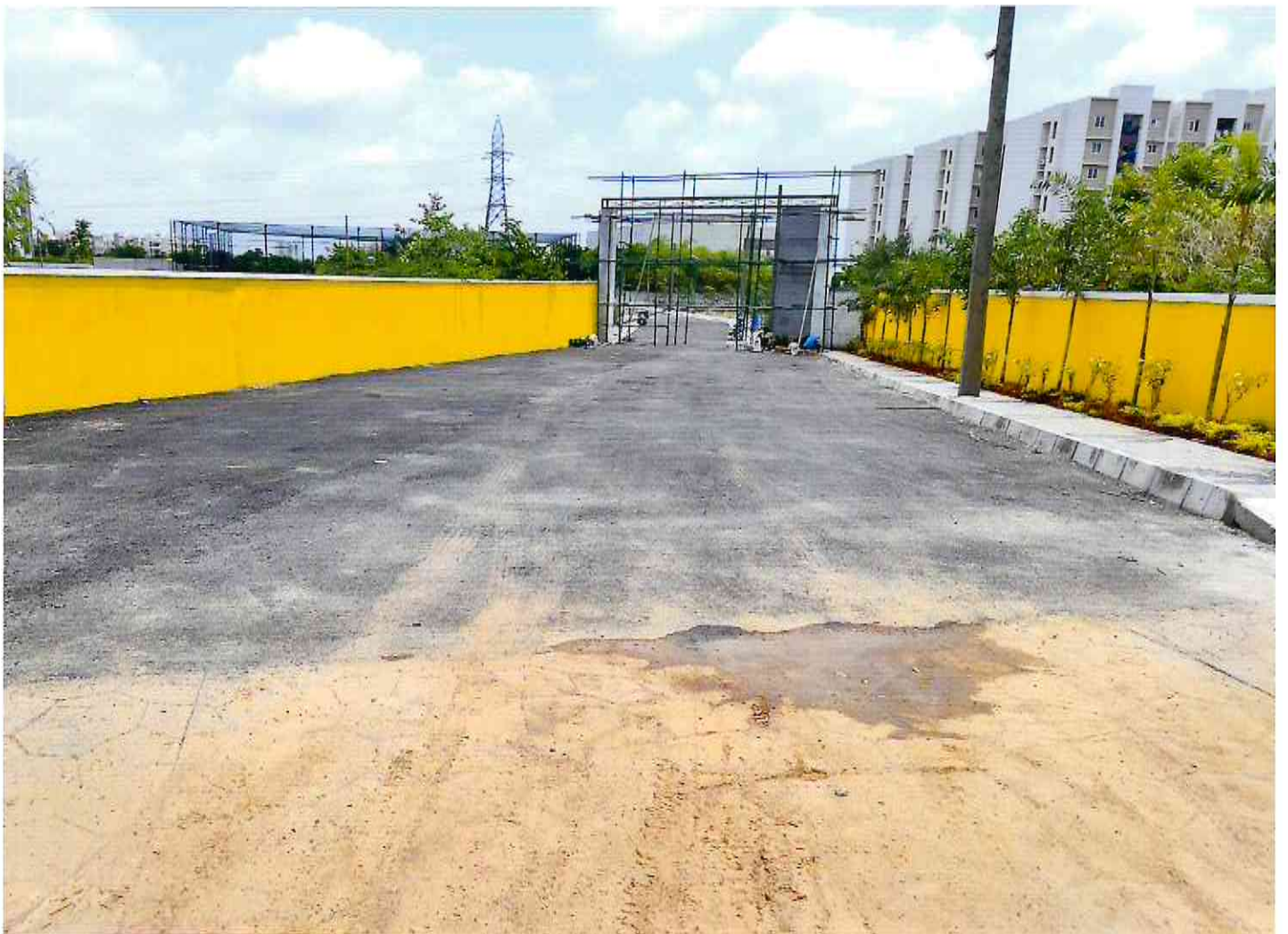
Yours Faithfully,

Name of Architect/ Licensed Surveyor : I Arivazhagan Raj
Reg. License No. : RE/GR-III/19/04/107

Enclosed:

Photographs of all sides of site


I. ARIVAZHAGAN RAJ, D.C.E.,
Registered Engineer Grade-III
Registration No. RE/GR-III/19/04/107
Chennai Metropolitan Development Authority
Off: SAI GREEN ASSOCIATES
239/3, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044-48606014, Mobile: 7299989915









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