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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

CERTIFICATE BY ARCHITECT / LICENSED SURVEYOR

(CERTIFICATE FOR THE PURPOSE OF COMPLETION OF LAYOUT/ SUB-DIVISION PROJECT)

Address of the Project:-

Layout named as "Sun City Nagar" comprised in Survey. No 91/2, 91/3, 92/2, 92/3 & 92/4 Ottiyambakkam Village, Ottiyambakkam Village Panchayat, Tambaram Taluk, Chengalpet District and Tamilnadu State. CMDA vide Planning Permission No.OL-PPD/LO/0108/2025 File No. CMDA/PP/LAYOUT-1/0297/2024 dated 27-05-2025 and Ottiyambakkam Village Panchayat President approved ROC No.19/2025-2026 dated 09-06-2025 comprised in Survey. No 91/2, 91/3, 92/2, 92/3 & 92/4 Ottiyambakkam Village, and Ottiyambakkam Village Panchayat, Tambaram Taluk, Chengalpet District and Tamilnadu State

Name of the Promoter -

(i) **NARENDRANATH KAMIREDDY**
(ii) **CHANDANA KAMIREDDY**
(iii) **VIJAYALAKSHMI**
(iv) **RANJITH REDDY**
(v) **HARITHA**
(vi) **SEETHALADEVI**
(vii) **ELANKUMARAN KUPPUSAMY**
(viii) **SANTHI**
(ix) **SAMPATHKUMAR**
(x) **SELVAM**
(xi) **ARUNA ALIAS SHENBAGAPRIYA**
(xii) **PRADEEPKUMAR SARAVANAN**
(xiii) **SATHYA**
(xiv) **RAKESH KESAVAN**
(xv) **NEW BALAJI DEVELOPERS**

Address of the Promoter - **6/17, 2nd Cross Street, West CIT Nagar, Chennai - 600 035**

Subject: Certificate for Completion Certificate for **NEW BALAJI DEVELOPERS and 14 Others**

Ref: TNRERA /PLF / 6386/2025

U. BHAVANI M. Tech.(Struc).,
M.Sc. Rev., IBBI Valuer
Registered Engineer
CMDA / RE / GR - 1 / 2022 / 11 / 398
DTCP / CGLDIST / RE / Gr - 1 / 2022 / 03 / 002
New No: 4, Old No. 36, 87th Street,
Ashok Nagar, Chennai - 600 083.
Mobile: 95007 36829, 81444 21895.
E-mail: bhavanisangavan68@gamil.com

Sir,

I, **U.Bhavani, M.Tech** (Licensed Surveyor) having License No. CMDA/RE/Gr-I /2022/11/3984/35 had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at layout named as **"Sun City Nagar"**developed by **NEW BALAJI DEVELOPERS and 14 others** situated on the Plots bearing Survey. No 91/2, 91/3, 92/2, 92/3 & 92/4 Ottiyambakkam Village, Ottiyambakkam Village Panchayat , Tambaram Taluk, Chengalpet District and Tamilnadu State demarcated by its boundaries latitude 12° 86 '71.65" and longitude 80° 18' 90.79" of the end points

North by : Land comprised in Survey .No94/1
South by : Land comprised in Survey .No 87 and 88
East by : Land comprised in Survey .No 94/2, 93 and 90/2
West by : Land comprised in Survey. No 92/1 and 91/1

Ottiyambakkam Village, Tambaram Taluk Chengalpet District measuring **9188 Sq.m** developed by **NEW BALAJI DEVELOPERS and 14 others**

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 CMDA vide **CMDA vide Planning Permission No.OL-PPD/LO/0108/2025 File No. CMDA/PP/LAYOUT-1/0297/2024 dated 27-05-2025 and Ottiyambakkam Village Panchayat President approved ROC No.19/2025-2026 dated 09-06-2025** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully

(U.Bhavani, M.Tech)

U. BHAVANI M. Tech.(Struc).,
M.Sc. Rev., IBBI Valuer
Registered Engineer
CMDA / RE / GR - I / 2022 / 11 / 398
DTCP / CGLDIST / RE / Gr - I / 2022 / 03 / 002
New No. 4, Old No. 35, 87th Street,
Ashok Nagar, Chennai - 600 083.
Mobile: 98007 36829, 81444 21895.
E-mail: bhavanielangovan68@gamil.com

Enclosed:
Photographs of all sides of site

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

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Tmt. BHAVANI. U** 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 **11** years.

She has been given the Registration No.**RE/GR-I/2022/11/398** on **09.11.2022.** She 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 **08.11.2027**.



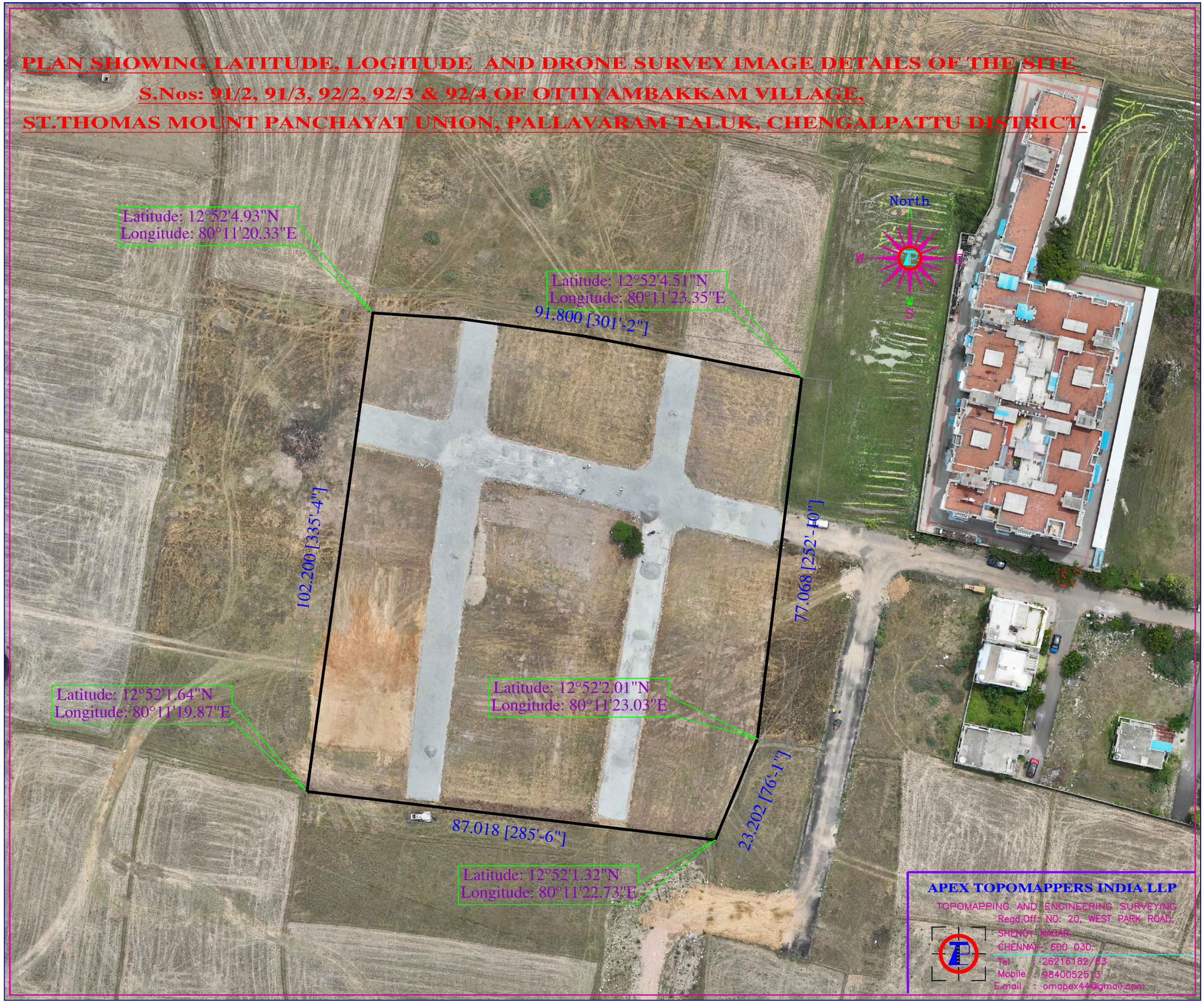
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CMDA
CHENNAI-600 008.

(A. MEGANATHAN)
Superintendent

PLAN SHOWING LATITUDE, LOGITUDE AND DRONE SURVEY IMAGE DETAILS OF THE SITE

S.Nos: 91/2, 91/3, 92/2, 92/3 & 92/4 OF OTTIYAMBAKKAM VILLAGE,

ST.THOMAS MOUNT PANCHAYAT UNION, PALLAVARAM TALUK, CHENGALPATTU DISTRICT.



APEX TOPOMAPPERS INDIA LLP

TOPOMAPPING AND ENGINEERING SURVEYING
Regd.Off: NO: 20, WEST PARK ROAD,
SHENOY NAGAR,
CHENNAI - 600 030.
Tel : 26216182/83
Mobile : 9840052513
E.mail : omapex44@gmail.com


GPS Map Camera
Chennai,Tamil Nadu,India
Ottiambakkam, Chennai, Tamil Nadu 600130, India
Lat 12.867617, Long 80.189828
06/30/2025 04:06 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps


GPS Map Camera
Chennai,Tamil Nadu,India
Ottiambakkam, Chennai, Tamil Nadu 600130, India
Lat 12.867768, Long 80.189184
06/30/2025 04:09 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps


GPS Map Camera
Chennai, Tamil Nadu, India
Ottiambakkam, Chennai, Tamil Nadu 600130, India
Lat 12.867812, Long 80.188974
06/30/2025 04:09 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps


GPS Map Camera
Chennai,Tamil Nadu,India
Ottiambakkam, Chennai, Tamil Nadu 600130, India
Lat 12.867626, Long 80.189824
06/30/2025 04:06 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,
Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.