Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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DIGITALLY VERIFIED RECORD

From-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project**: "HARMONY PHASE-III"** Land in **345/2A2 and 345/3** situated at Palanjur Village (**Chembarambakkam - Mevalur Kuppam-B)** Village, Poonamallee Taluk, Tiruvallur District**.**

Date: 31.08.2024

M/s ESSARAR ENTERPRISES (Name of the Owner)

Address – No: 75, Century Centre, TTK Road, Alwarpet, Chennai-600018.

Subject: Certificate for **"HARMONY PHASE-III"**

Sir,

I, Ms.Bhakyasri.S having Registration No. **CA/2018/92809** I had undertaken assignment as an Licensed Architect for the assessment and verification of development of work done at "**HARMONY PHASE-III**" situated at Land in Survey No. **345/2A2 and 345/3** at Palanjur Village (**Chembarambakkam - Mevalur Kuppam-B)** Village, Poonamallee Taluk, Tiruvallur District. Demarcated by its boundaries of the end points to the 13°01'40"N 80°01'55"E**.** Total Plot Area measuring of **7618 Sq.mts** Being Developed by **ESSARAR ENTERPRISES**

Based on site inspection dated 20.06.2024 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- Chennai Metropolitan Development Authority Planning Permit No.15891 dated 07/08/2024 and Local Body Approval RC No.06/2024 dated 20.08.2024** including all amenities and facilities as committed by the promoter to the allottes

Yours Faithfully,

31/8/24

Ar. Bhakyasri.S M.Arch (Gen)
Regd Architect CA/2018/92809
Contact : 90429 11631
CHENNAI

Enclosed:

Photographs of all sides of site

NAME OF LICENENCED ARCHITECT

Name: Ms.Bhakyasri.S

Reg No: CA/2018/92809

Address: B1, Anna University Staff Quatress, Kotturpuram, Chennai- 600085

Mobile No: 90429 11631

31/8/24

Ar. Bhakyasri.S M.Arch (Gen)
Regd Architect CA/2018/92809
Contact : 90429 11631
CHENNAI

Council of Architecture
Ministry of Education, Government of India

Dashboard | Go to Website | Change Password

Namaste: Ms. Bhakyasri S (Architect)
Last Login on :25/01/2022 19:17:27

Architects | Publication | Grievance | Empanelment

Please click here to confirm faculty position

Confirm Faculty

Your Registration No is: CA/2018/92809

Your Certificate is Valid Upto:31/December/2032

Current Status: Active

24/7/24

Ar. Bhakyasri.S M.Arch (Gen)
Regd Architect CA/2018/92809
Contact : 90429 11631
CHENNAI

Council of Architecture

Certificate of Registration

This is to certify that the name of

Ms. Bhakyasri S

Renewals

has been entered in the register and her Registration No. is

Valid Upto

Signature of Registrar

CA/2018/92809

This certificate is valid from the **third**

day of **April 2018** to the **thirty-first**

day of **December 2019** inclusive.

List of Additional Qualifications:

Given under the common Seal of the Council of Architecture.

this **third** day of **April 2018**

Secretary

President

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section(4) of Section 26 of the Architects Act, 1972 enacted by the Parliament of India

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

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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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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.