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DIGITALLY VERIFIED RECORD

Form – 5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Project Details & Address:

Layout of House sites for Residential purpose totally measuring 23380 Sq.m., consisting of 79 Plots Plus 1 Convenience Shop, comprised in Survey Nos. 89/2B, 94/1, 97, 98/1, 98/2A, 98/2B, 98/3, 99/1B, 99/2A2, 99/2B2, 100/1A1, 100/1A2, 100/1B, 100/2B and Plot Nos.10 and 45 comprised in Pars of Survey Nos. 100/2A, 99/2C1, 99/2C2A, 99/2C2C, 99/3B, 99/3C and 99/2C2D Lying in the CMDA Approved Layout P.P.D/L.O.No.138/2023 and Future Plotting area comprised in parts of Survey Nos. 89/2A, 95/2, 96/1, 96/2, 96/3 lying in the Residential Lay out Regularised by CMDA Vide P.P.D/L.O.No.1550/2019 all situated at Sholinganallur Village - II, Sholinganallur Taluk, Chennai District

Date :07.08.2024

Name of the Promoter :

1. M/s. ADITYARAM HOUSING PRIVATE LIMITED
2.M/s. ADITYARAM PROPERTIES PRIVATE LIMITED
3. M/s. ADITYARAM INFRASTRUCTURE PROJECTS LLP,
1,2 & 3 All having its Registered office at No.50, Adityaram Nagar, Panayur, East Coast Road, Chennai – 600 119.
4. Mr.P.ADITYARAM,
5. Mrs. P.AMANI ADITYARAM,
6. Mr.P.ARYA ADITYARAM,
4, 5, and 6 residing at No.1, Adityaram Palace, Adityaram Palace City, Sholinganallur, Chennai – 600 119.
7. Mr. P. SRINIVASA RAO,
residing at No.53, CLRI Nagar, 11th Main Road, Neelankarai, Thiruvanmiyur, Chennai – 600 041.

Subject: Certificate for **'ADITYARAM HEAVEN,**

Sir,

I, K.H.SABEEK HISBULLA having Registered as Engineer Grade-III (RE), Registration No.RE/GR-III/2023/03/374 on 08.08.2024 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at 'ADITYARAM HEAVEN, totally measuring 23380 Sq.m., consisting of 79 Plots Plus 1 Convenience Shop, comprised in Survey Nos. 89/2B, 94/1, 97, 98/1, 98/2A, 98/2B, 98/3,

Sabeek hisbulla

K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8680949780
Mail id: sabeekhisbulla@gmail.com

99/1B, 99/2A2, 99/2B2, 100/1A1, 100/1A2, 100/1B, 100/2B and Plot Nos.10 and 45 comprised in Pars of Survey Nos. 100/2A, 99/2C1, 99/2C2A, 99/2C2C, 99/3B, 99/3C and 99/2C2D Lying in the CMDA Approved Layout P.P.D/L.O.No.138/2023 and Future Plotting area comprised in parts of Survey Nos. 89/2A, 95/2, 96/1, 96/2, 96/3 lying in the Residential Lay out Regularised by CMDA Vide P.P.D/L.O.No.1550/2019 all situated at Sholinganallur Village - II, Sholinganallur Taluk, Chennai.

bounded on the

North by : Existing Roads and S.Nos.100/2A Pt, 99/2C1 Pt, 99/2C2A Pt,99/2C2C Pt, 99/3B Pt , 89/1B,89/2C
South by :S.Nos.89/1A1B2, 89/2C, 89/3A, 89/2APt, 96/1 Pt, 96/2 Pt, 96/3 Pt, 95/2 Pt, 94/2
East by : S.Nos.99/2C1 Pt, 99/3B Pt, 99/3C Pt, 78
West by :S.Nos.103, 88, 89/2C, 89/3A

and falling within the Sub- Registration District of Neelangarai and Registration District of Chennai South demarcated by its boundaries (latitude and longitude of the end points) being

Latitude : 12.891203 "N and
Longitude : 80.242322 " E

developed by **M/s. ADITYARAM HOUSING PRIVATE LIMITED & 6 OTHERS** (Name of the Promoter).

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 sanction by CMDA vide Letter No.: Layout-1/0155/2024 Planning Permit No.15871, dated 18.07.2024, P.P.D/L.O No.154/2024, and the Local Body viz., Greater Chennai Corporation has also accorded its sanction vide Planning Permission SD/WDCN15/00545/2024 Dated 18.07.2024 including all amenities and facilities as committed by the promoter to the Allottees.

Yours Faithfully,

Sabeek hisbulla
K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8680949780
Mail id: sabeekhisbulla@gmail.com

Name: K.H.SABEEK HISBULLA
Address:
Reg. License No: RE/GR-III/2023/03/374
Enclosed :
Site Photos

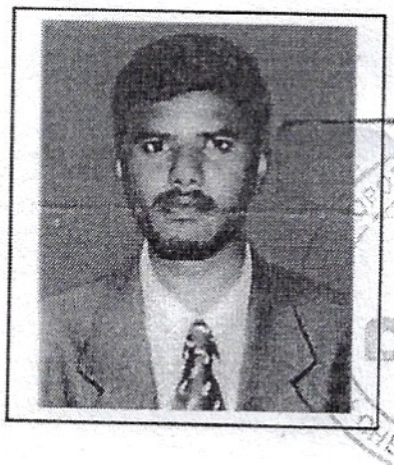
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K. H. SABEEK HISBULLA** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,(Civil Engg.)** and experience in the relevant field for **5 years.**

He has been given the Registration No.**RE/GR-III/2023/03/374** on **13.03.2023.** 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 **12.03.2028.**



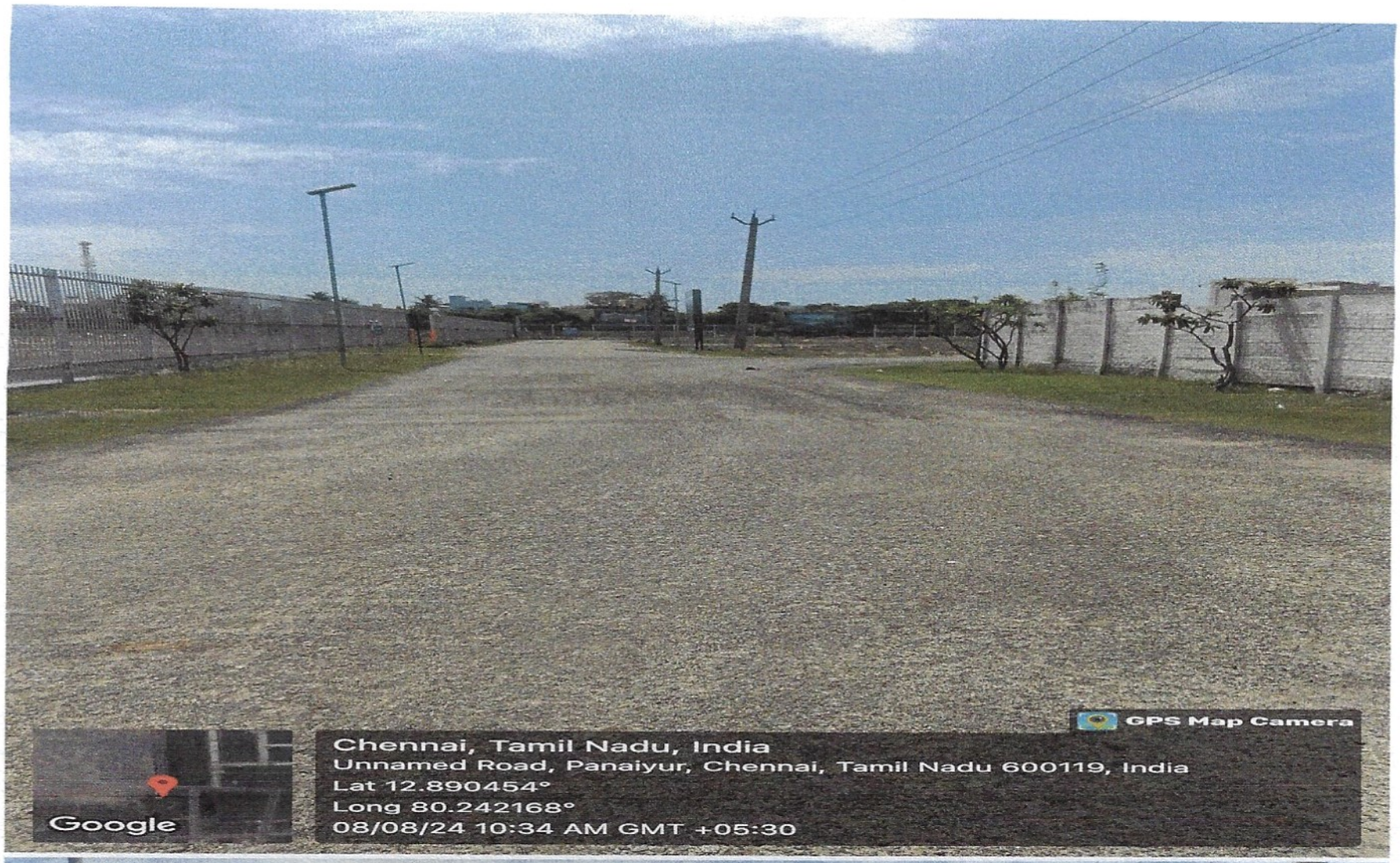
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

13/3/23

(A. MEGANATHAN)
Superintendent

Sabeek hisbulla

K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
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Sabeek hisbulla

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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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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.