Verified RealEstate™

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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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: **"ROYALE RESIDENCY PHASE 2" Land** comprised in **Survey No.** 40/2 at **Walajabad Village**, Walajabad Taluk, Kancheepuram District.

Date: 26.09.2025

1) Mr.Faiz Ahamed (Name of the Owner)
2) M/s SAHANA HOMES Rep by its Proprietor Mr.Riyaz Ahamed (Name of the Developer)

Address – No.193, Raja Street, Walajabad - 631605 (Address of the Owner)

Subject: Certificate for **"ROYALE RESIDENCY PHASE 2"**

Sir,

I, **Mr.Newton JMJ**, having Registration No. **SE/II/2024/10/0093** I had undertaken assignment as an Licensed Engineer for the assessment and verification of development of work done at **"ROYALE RESIDENCY PHASE 2"** Land comprised in **Survey No.** 40/2 at **Walajabad Village**, Walajabad Taluk, Kancheepuram District. Demarcated by its boundaries of the end points to the 12.7975540 N, 79.8263320 E. Total Plot Area measuring of **7770 Sq.mts** Being Developed by **M/s SAHANA HOMES** Rep by its Proprietor Mr.Riyaz Ahamed.

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 DTCP - Directorate of Country and Town Planning – Kanchipuram Letter No. 1BVB5NO0/2025/TCP Planning Permit No.**75/2025 and** dated 27/05/2025 and Final Approval Roc No. **87/2025/A1 dated 17.09.2025** including all amenities and facilities as committed by the promoter to the allottes.
Yours Faithfully,

26/09/25

NEWTON JMJ, M.E
(Structural Engg.)
REGD.STRUCT.ENGG GR-II CMDA
Registration No. SE/II/2024/10/0093
Contact : 7358297029 / 74012 07821
East Tambaram, Chennai-59.

Enclosed:

Photographs of all sides of site

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **NEWTON JMJ** has enrolled as **Registered Structural Engineer Grade-II(SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E in Structures/ Earthquake or Ph.D. in the subject or Equivalent degree** and experience in the relevant field for 5 years.

He/She has been given the Registration No. **SE/II/2024/10/0093** on **18-Oct-2024** He/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 **17-Oct-2029**.



A Meganathan

Superintendent

26/9/25

NEWTON JMJ, M.E
(Structural Engg.)
REGD.STRUCT.ENGG GR-II CMDA
Registration No. SE/II/2024/10/0093
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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.