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

Completion Report

To:

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Dear Sir,

Sub: Completion of Construction Work of **"AL-KALIMA"** - Commercial (Office) Cum Residential Apartment Building with 5 dwelling units (1st & 2nd Floors - Office; 3rd, 4th & 5th Floors – Residential) Building, Single Block, Comprised in Town Survey No.60, Block No.70, Plot No. B180, 54th Street, Ashok Nagar, Chennai 600 083, Kodambakkam Village Within the limits Of Greater Chennai Corporation Mambalam Taluk, Chennai District Measuring 651sq.mts area being developed by **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain**

DECLARATION

We hereby declare that we have obtained water & sewer connection forms **CMWSSB** and electricity connection from TANGEDCO for the subject mentioned project and **all the lifts are functional**. The details of the above are mentioned as below.

1. **Water Supply** - The project has existing 1 no. of bore wells with yield of 15000 ltrs per day which has been connected to a sump which has a capacity of 15000 litres and Metro Water / ~~Local Body~~ (approximately 15000 ltrs per day) has been connected to a sump which has a capacity of 13000 litres and both are **functional presently with sufficient water** that is required for the project. **(Total water requirement is 30000 ltrs per day for this project, it is sufficient).**

2. **Sewerage** - The project sewer lines has been connected to the **CMWSSB** main sewer line and is **functional presently.**

3. **Electricity** - The project has one transformer of 11 KVA which has been installed with capacity of 250KWA, 5 residential 60amps 3 phase meters and 3 commercial (Office + common (Solar)) 60amps 3 phase meter and functional.

4. **Lifts** - The project has 1 lift with 8 passenger / commercial lifts which can accommodate 8 persons **the lifts are functional.**

5. **Common Amenities** -Care Taker & Driver Toilet Provided.

Mahi Husse

DEPONENT

VERIFICATION

Verified at **Chennai**, on this the **18th** day of **November 2025** that the contents of the above declaration are true to the best of my knowledge and belief and that it conceals nothing and that no part of it is false. I understand that if any information furnished by me is found to be false, this Authority can take punitive action against me.

Mahi Husse

DEPONENT

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.