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

Form-5

Certificate by Architect / Licensed Surveyor

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

Project Details & Address **Date : 17.09.2025**

Layout Of Housing Sites For Residential Purposes Totally Admeasuring 27450.00 Sq.mts consisting of 178 Plots comprised in survey number 327/2A4C,327/2A4D,327/3A2,327/7,328/1A1B,328/4 all situated at Nallambakkam Village and Panchayat , vandalur taluk , chengalpattu district.

Name Of The Promoter

JK ENTERPRISES PARTNER ELRED KUMAR

Address Of The Promoter

B4-First Floor Rams Flat no:19 Bhagavadanam Street T.nagar Chennai -600017

Subject: Certificate for **'NEX CITY PHASE – I'**

Sir,

I K.H.SABEEK HISBULLA having Registered as engineer Grade – III (RE) Registration no.RE/GR-III/2023/03/374 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verificationof development of workdone at **'NEX CITY PHASE I'** Totally ad measuring 27450.00 sq.mtrs consisting of 178 Plots comprised in survey number 327/2A4C,327/2A4D,327/3A2,327/7,328/1A1B,328/4 all situated at Nallambakkam Village and Panchayat , vandalur taluk , chengalpattu district.

Bounded on the

North By : UNAPPROVED LAYOU PLOTS
SOUTH BY : EXG.ROAD 12.20m
EAST BY : S NO :324
WEST BY : EXG.ROAD 12.20m

and falling within the sub Registration District of guduvanchery and Registration District of Tambaram Demarcated by its boundaries (latitude and longitude of the End Points)

Latitude : 12.838786" N and
Longitude : 80.119638" E

and developed by **JK ENTERPRISES PARTNER ELRED KUMAR**

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 planning permit for the said residential Layout vide letter bearing NO : E5YYEQRC/2025/TCP DATED :10.06.2025 AND Layout Plan no :189/2025 and the local body viz nallambakkam village panchayat president sanctioned vide no ROC no 05/2025-2026 dated 16.09.2025_including all amenities and facilities as committed by the promoter to the allottes.

YoursFaithfully,

Sabeek hisbulla

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

Enclosed:

Photographs of all sides of site

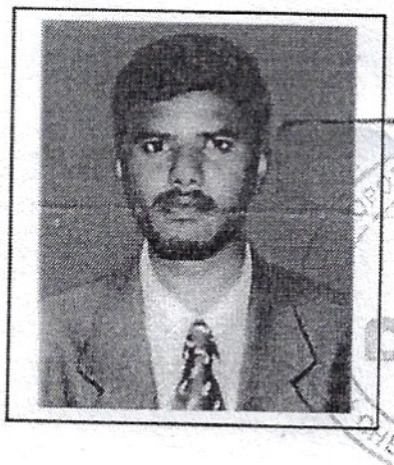
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **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.
Cell: 8680949780
Mail id: sabeekhisbulla@gmail.com


GPS Map Camera
Rattinamangalam, Tamil Nadu, India
R4p9+xqp, Rattinamangalam, Tamil Nadu 600127, India
Lat 12.838171° Long 80.120634°
12/09/2025 10:00 AM GMT +05:30
Google

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.