Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project:"**Anandam Avenue Phase 2" Plot No – 1-47 Survey No.583/1A1, 1A2, 1A4,2A2A,2A2B,2A3A,2B1A,2B1B,2B2,2C1,&586/1A5A1,Nedunkundram,Village,Kattankolathur Panchayat Union, Vandalur Taluk , Chengalpattu District .**

Date: 27-May -2025
Mr.M.Sangeetha, Murugan S, Vicki Raj S (Name of the Promoters)
No :1/54 BJagajeevan Ram Colony 2nd Cross Street Bharathy Nagar Selaiyur Kancheepuram 600073
(Address of the Promoter)

Subject: Certificate for **Anandam Avenue Phase 2** (Name of the project)
Ref: _____ (TNRERA Registration Number)

Sir,

I, **Karthikeyan R (name of the Architect/ Licensed Surveyor) having License No. RE304852020** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Anandam Avenue Phase 2** (name of the project) situated on the Plot bearing Survey no. **583/1A1,1A2,1A4,2A2A,2A2B,2A3A,2B1A,2B1B,2B2,2C1,&586/1A5A1** demarcated by its boundaries (latitude and longitude of the end points) **583/2B2** to the North **583/2,586/1A** to the South **583/2B2** to the East **584** to the West of Division- **Nedunkundram** Village **Chengalpattu** District. Measuring **6247.00 sq.m**. Being developed by **Mr. M.Sangeetha, Murugan S, Vicki Raj S** (Name of the Promoters).

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 **CMDA Chennai (Name Of the sanctioned authority) Chennai Metropolitan Development Authority Kattankolathur Panchayat Union has approved vide ROC No: CMDA/PP/LAYOUT-1/0323/2024 Date-08/03/2025 planning permission No: 2/2025/2026 Date 18.04.2025.**

The Panchayat president Chengalpattu District Kattankolathur Panchayat Union ந.க.எண்:0747/2025/அ4 Date: 1-04-2025 & Nedunkundram Village has approved the final Layout approval Letter vide – ந.க.எண்:02/2025/2026 Date: 18-04-2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RE304852020**)

Enclosed:

Er. R.KARTHIKEYAN B.E.,
Registered Engineer Grade-(III)R.E
Reg.No:RE304852020 Date 13/08/2019
1/2, Nilaappan Street, Mylapore,
Chennai-600004, Ph: 9600093436

Scanned with OKEN Scanner

GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. Karthikeyan R** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.,)** with minimum of 3 **years** experience in the relevant field.

The Registration No. is **RE304852020** dated **13.08.2020.** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 **12.08.2025.**



13/8/2020

Superintending Engineer (Works)
Greater Chennai Corporation.

RGN No: RE304852020
Dated: 13.08.2020

Created with cam scan



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate