Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Auta Designs

33AYSPT9182CIZV

Chennai,India Phone: + 91 9940 621 621

FORM-4A

ARCHITECT 'S CERTIFICATE

(To be furnished on completion of building)

Date:18.11.2025

To

Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain,

Door No. 5, 54th Street, 9th Avenue,

Ashok Nagar, Chennai – 600 083.

Subject: Certificate of 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 of the Building of the Project (TNRERARegistration Number.....) situated on the Land bearing 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 demarcated by its boundaries (latitude and longitude of the end points) 13°01'59.9"N 80°12'46.7"E to the North to the South 13°01'58.9"N 80°12'47.6"E to the East 13°01'59.3"N 80°12'47.7"E to the West 13°01'59.0"N 80°12'46.5"E of Division, Kodambakkam Village, Mambalam Taluk, Chennai District, PIN-600 083 measuring 651 sq.mts. area being developed by **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain**

Sir,

I **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain** have undertaken the assignment as Architect/Engineer for certifying the 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 of the Building situated on the 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 of Division Kodambakkam Village, Mambalam Taluk, Chennai District PIN- 600 083 measuring 651 sq.mts. area, being developed by **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain**

Following technical professionals have been appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt.**THARUNYA RAMESH** as Architect

(ii) M/s/Thiru/Tmt. **A. PERAMAIYAN M.E., (Structural)** as Structural Consultant

(iii) M/s/Thiru/Tmt.....as MEP Consultant

(iv) M/s/Thiru/Tmt.**SHAKTIBHATHI** as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **"AL-KALIMA"** Commercial (Office) Cum Residential Apartment Building with 5 dwelling units (1st & 2nd Floors - Office; 3rd, 4th & 5th Floors – Residential) Building, Single Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The **"AL-KALIMA"** Commercial (Office) Cum Residential Apartment Building with 5 dwelling units (1st & 2nd Floors - Office; 3rd, 4th & 5th Floors – Residential) Building, Single Block of the Building is granted Completion Certificate bearing number..... dated..... by.....

Yours Faithfully,

THARUNYA RAMESH
Architect and Project Management
Registered Council of Architecture
No. CA/2015/68429
1B, Casa Blanca II, #16, Fredrick Avenue,
Thirumoorthy Nagar,
Nungambakkam, Chennai-600 034.

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No.CA/2015/68429 & CMDA Reg No.RA/Gr.I/19/07/305)

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date: 19.11.2025

I **A.PERAMAIYAN M.E., (Structural)** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower No.**01** of the building comprising of **" A L - K A L I M A " Commercial (Office) Cum Residential Apartment Building with 5 dwelling units (1st & 2nd Floors - Office; 3rd , 4th & 5th Floors – Residential)** situated in the land bearing T o w n Survey Numbers: 60, Block No : 70, Door No. B180, 54th Street, Ashok Nagar, Kodambakkam Village within the limits of Greater Chennai Corporation measuring 651 Sqm (As per approval Least area) – Block-1-FSI area of 1247.45 Sq.m (Commercial – 498.62 Sqm & Residential – 748.83 Sqm) alone has been done by me/us based on the geotechnical investigation (soil test) done by Mr. Mahin Hussain (As an owner) and GPA for Mr. Nahin Hussain for Lab testing Report No. GMEPL/Mr.MAHINHUSSAIN/256/2023-24 Dated 08.08.2023 .

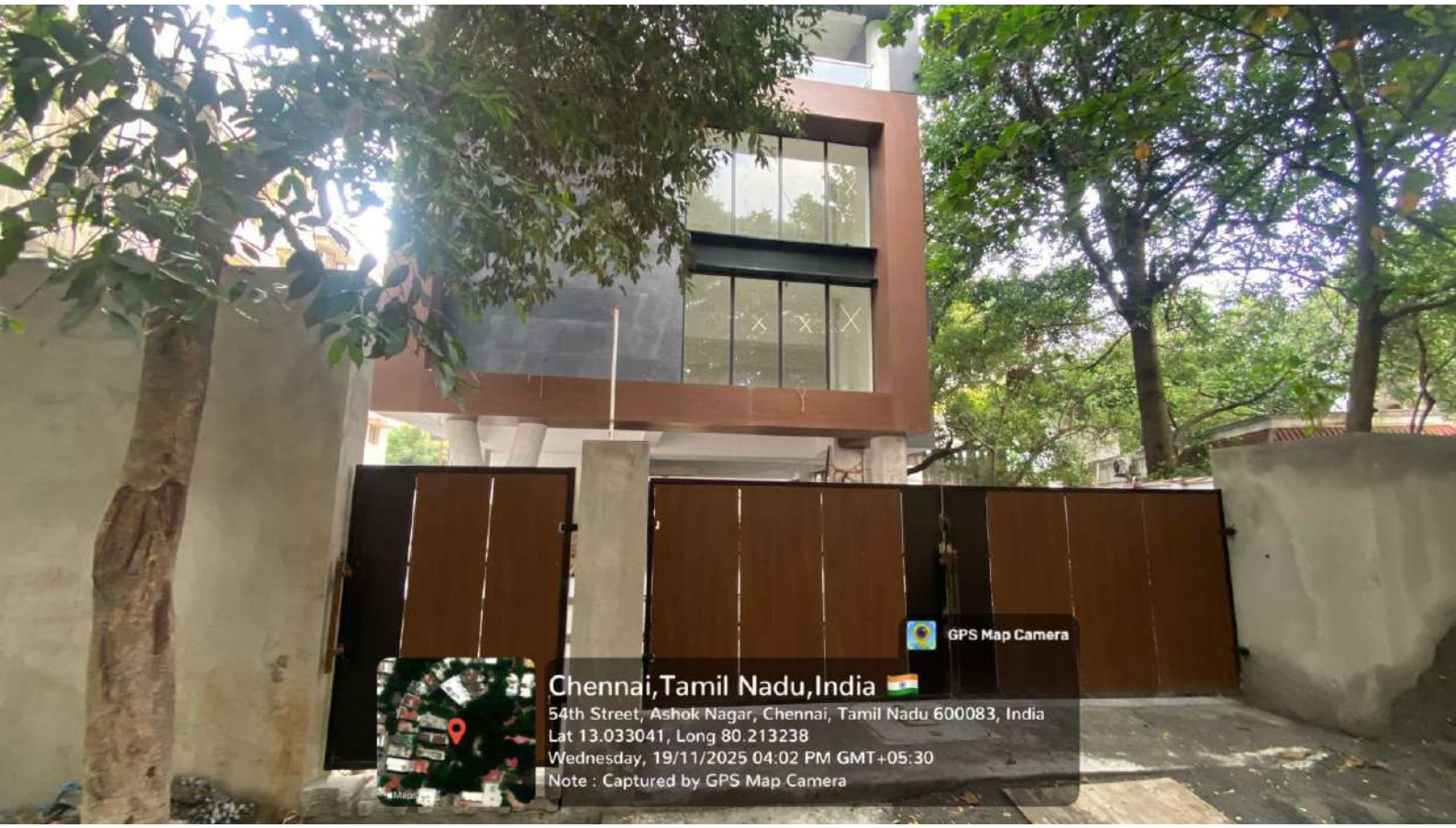
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and Seal
of the Registered Structural Engineer

A. PERAMAIYAN, ME., (Struct), M.I.E.,
Registered Structural Engineer
Chennai Metropolitan Development Authority
Registration No. SE/GR-1/2019/03/026
No. 07, Building No. 116, Kasi Arcade, 4th Floor,
Sir Thyagaraya Road, Chennai - 600017.
E-Mail : peramsmyth@gmail.com
Mobile : +91-98415 47214


GPS Map Camera
Chennai,Tamil Nadu,India
54th Street, Ashok Nagar, Chennai, Tamil Nadu 600083, India
Lat 13.033041, Long 80.213238
Wednesday, 19/11/2025 04:02 PM GMT+05:30
Note : Captured by GPS Map Camera


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54th Street, Ashok Nagar, Chennai, Tamil Nadu 600083, India
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Maps

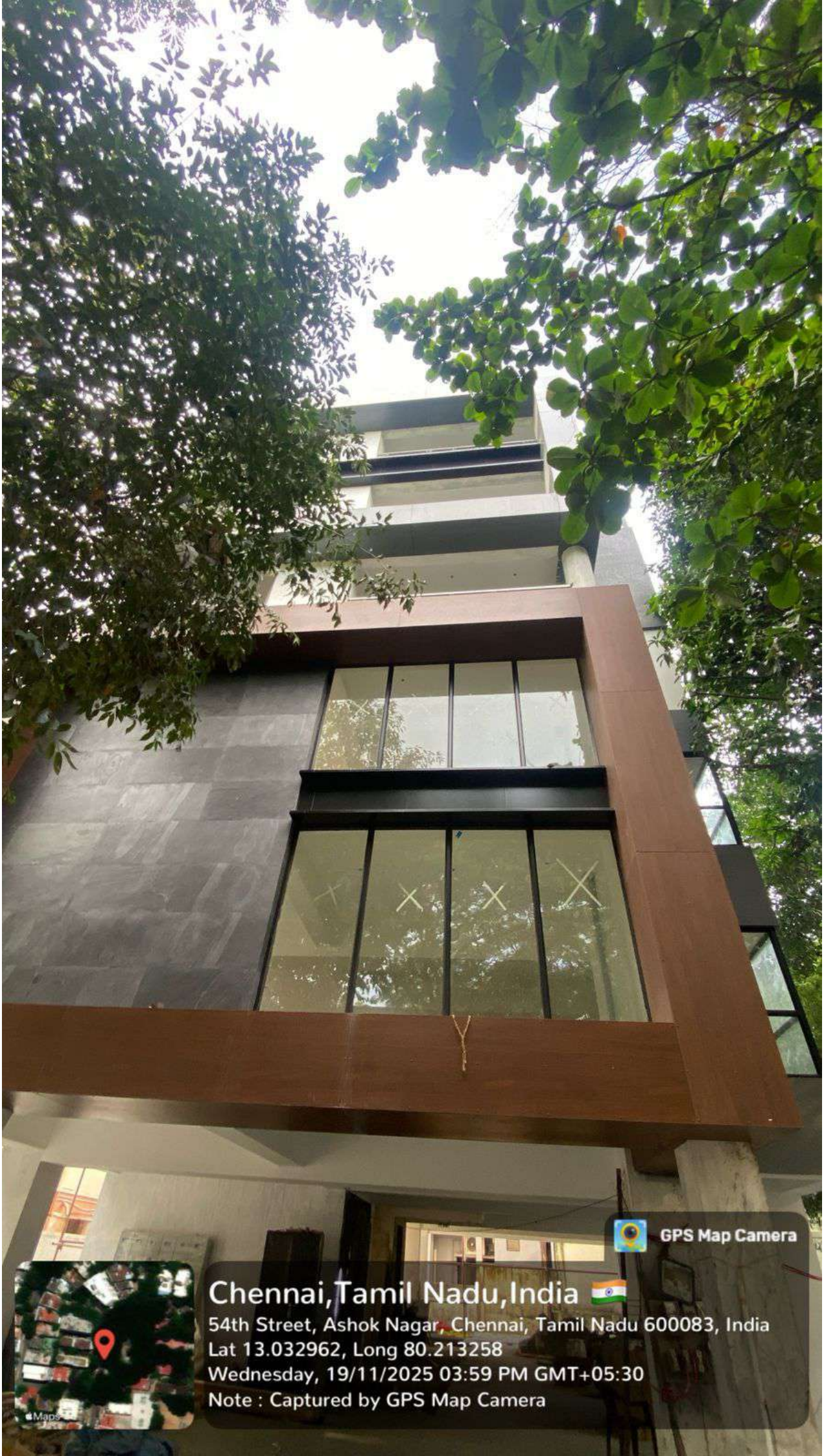

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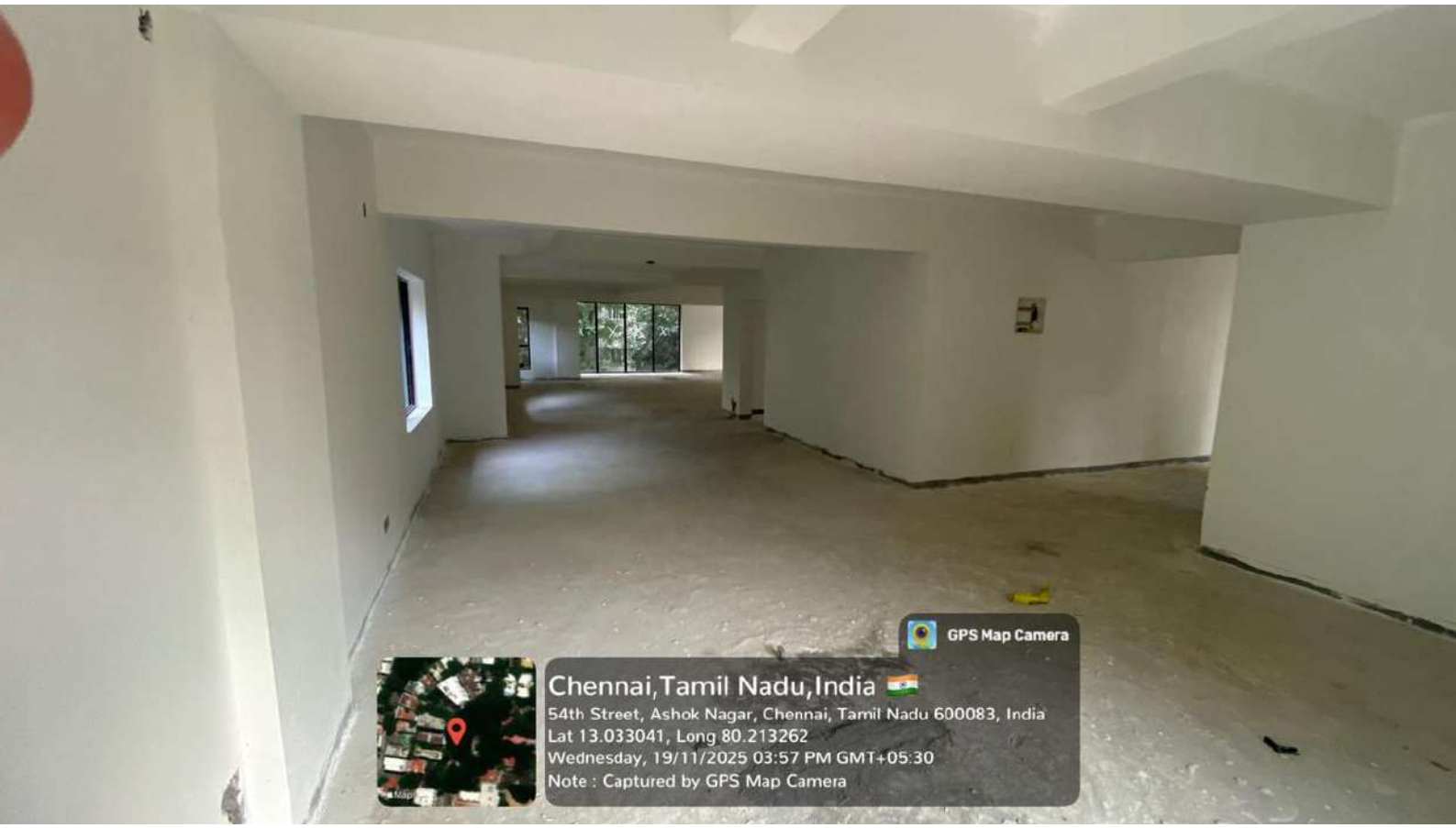

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GPS Map Camera
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Maps


GPS Map Camera
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Maps


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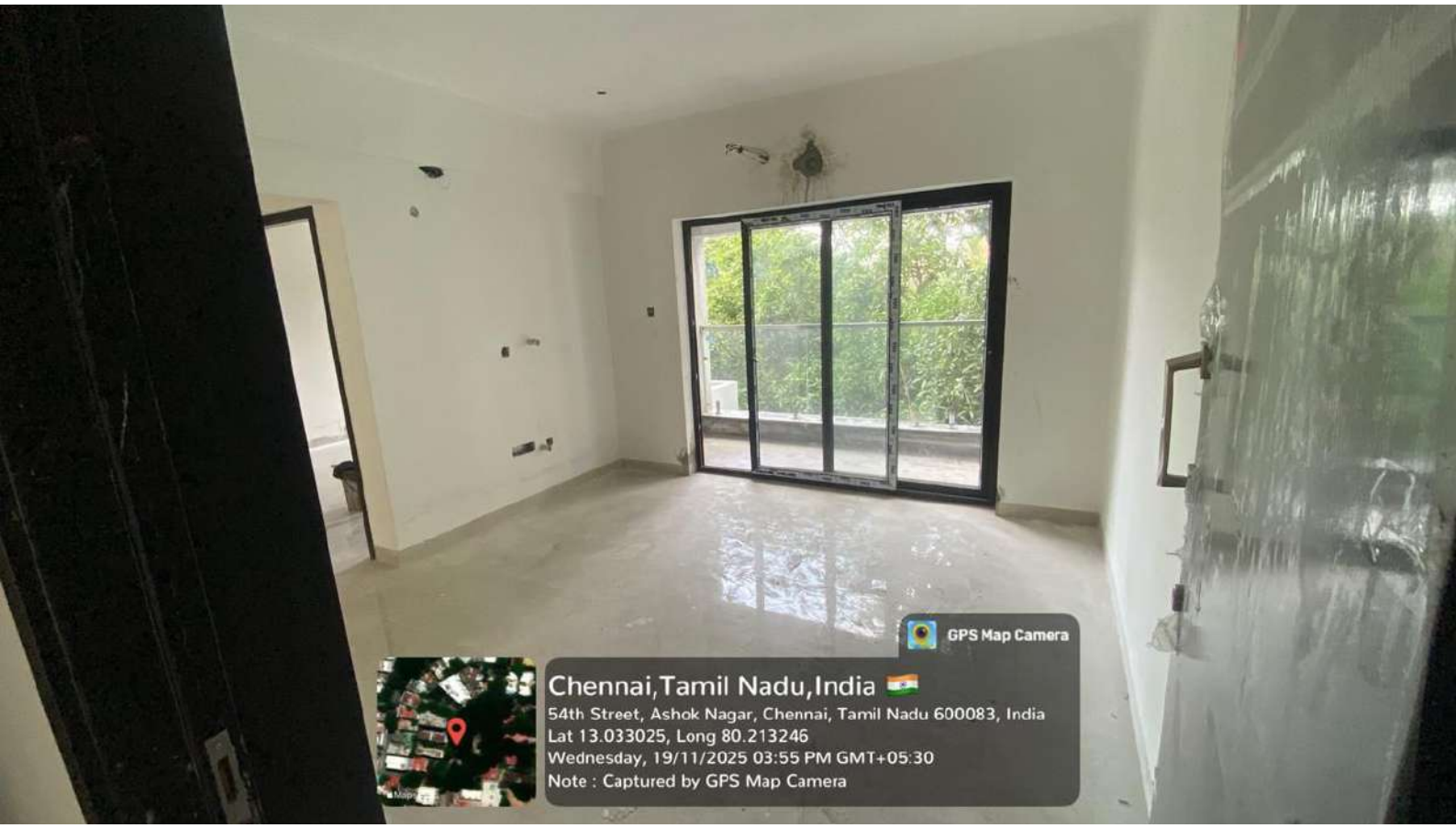

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GPS Map Camera
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GPS Map Camera
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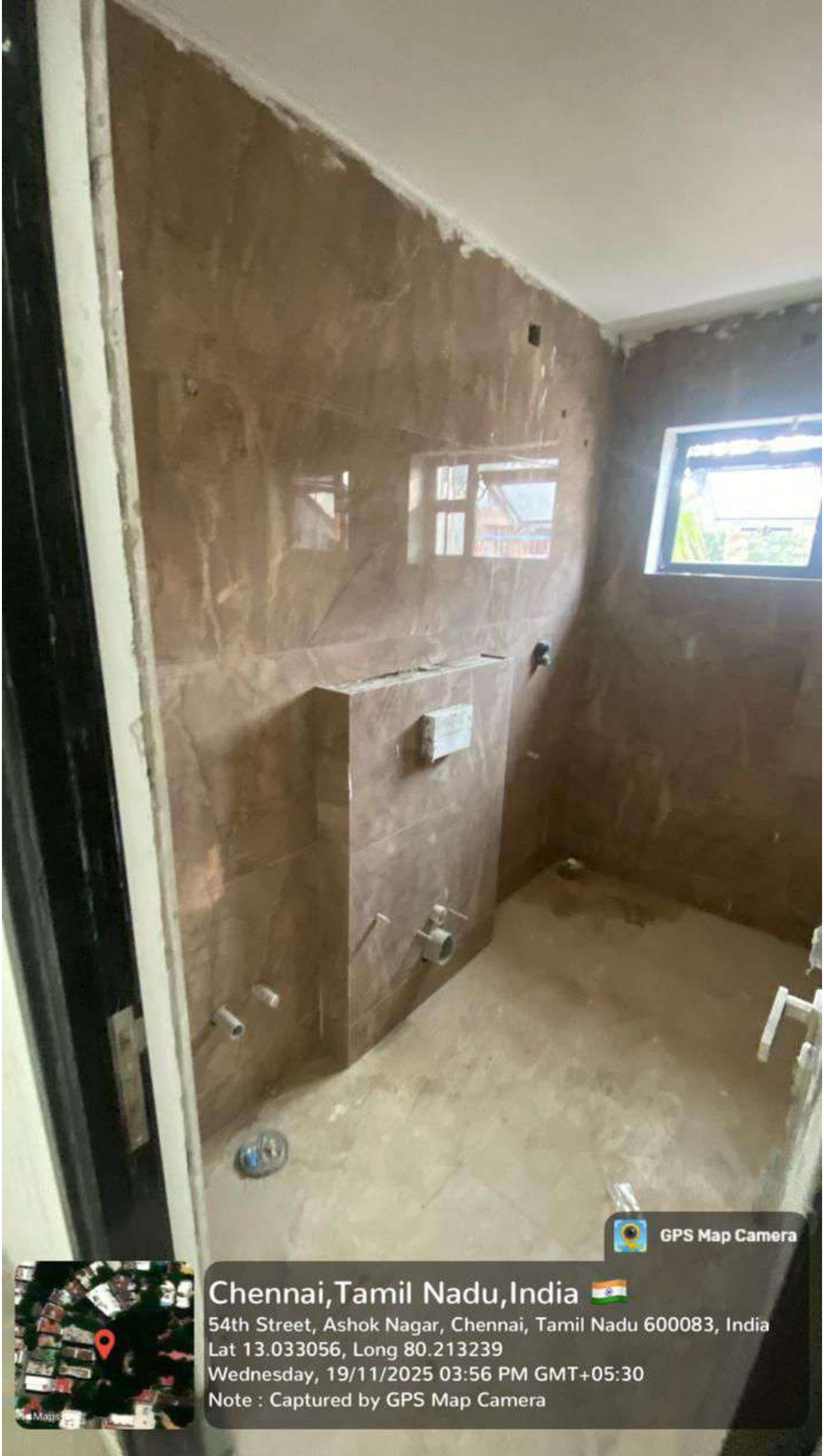

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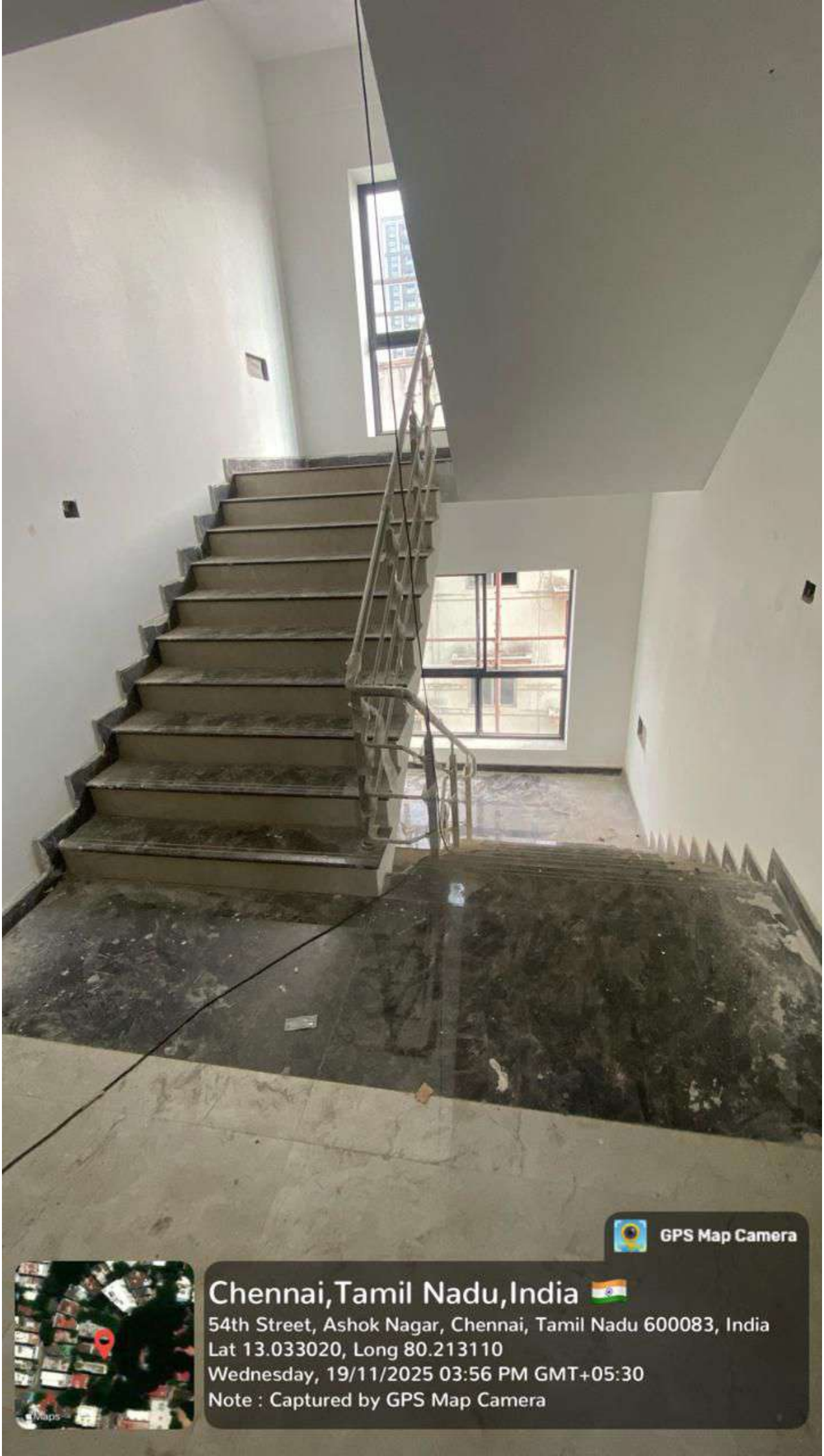

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GPS Map Camera
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GPS Map Camera
Chennai,Tamil Nadu,India
54th Street, Ashok Nagar, Chennai, Tamil Nadu 600083, India
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
54th Street, Ashok Nagar, Chennai, Tamil Nadu 600083, India
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GPS Map Camera
Chennai,Tamil Nadu,India
54th Street, Ashok Nagar, Chennai, Tamil Nadu 600083, India
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Note : Captured by GPS Map Camera


GPS Map Camera
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54th Street, Ashok Nagar, Chennai, Tamil Nadu 600083, India
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Note : Captured by GPS Map Camera

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.