Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

FORM-4

ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 11/6/2025

To

M Balaji Saravanan
91 Pillaiyar Koil street,
Redhills.
Chennai 600052

Subject: Certificate of Completion of Construction Work of the existing Ground Floor + First Floor Commercial (Shop) Building at Sri Lakshmi Complex of the Project(TNRERARegistrationNumber)_____ situated at Redhills Byepass Road, Padiyanallur, Chennai-600052 Comprised in S.No: 159/2A1C(part) (as per document) and S.No. 159/9 (as per patta) of Padiyanallur Village within the limits of Sholavaram Panchayat Union demarcated by its boundaries (latitude and longitude of the end points)13°11'46.5"N 80°11'02.0"E measuring 3441.85 sq.mts. area being developed by M Balaji Saravanan

Sir,

I have undertaken an assignment as Architect/Engineer of certifying completion of Construction Work of Building of the Existing Ground Floor + First Floor Commercial (Shop) Building at Sri Lakshmi Complex, Redhills Byepass Road, Padiyanallur, Chennai-600052 Comprised in S.No: 159/2A1C(part) (as per document) and S.No. 159/9 (as per patta) of Padiyanallur Village within the limits of Sholavaram Panchayat Union measuring 3441.85 sq.mts. Area being developed by M Balaji Saravanan

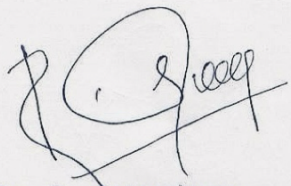
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt. R Swathi as Architect/Engineer
(ii) M/s/Thiru/Tmt. D Kabilan as Structural Consultant
(iii) M/s/Thiru/Tmt. R Swathi as MEP Consultant
(iv) M/s/Thiru/Tmt. G Lakshmi Bhai as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Building/ Block of the Building has been completed in all aspects.

Yours Faithfully,

Signature & Name of L.S/Architect
Name: R Swathi
License No: CA/2021/136044



Ar. R. SWATHI B.Arch
Registered Grade-I, Architech
Chennai Metropolitan Development Authority (CMDA)
Regd No. CA/2021/136044
3/2, 19th Street, Jai Nagar, 2nd Main Road,
Arumbakkam, Chennai - 600 106.
Cell : 8667018163

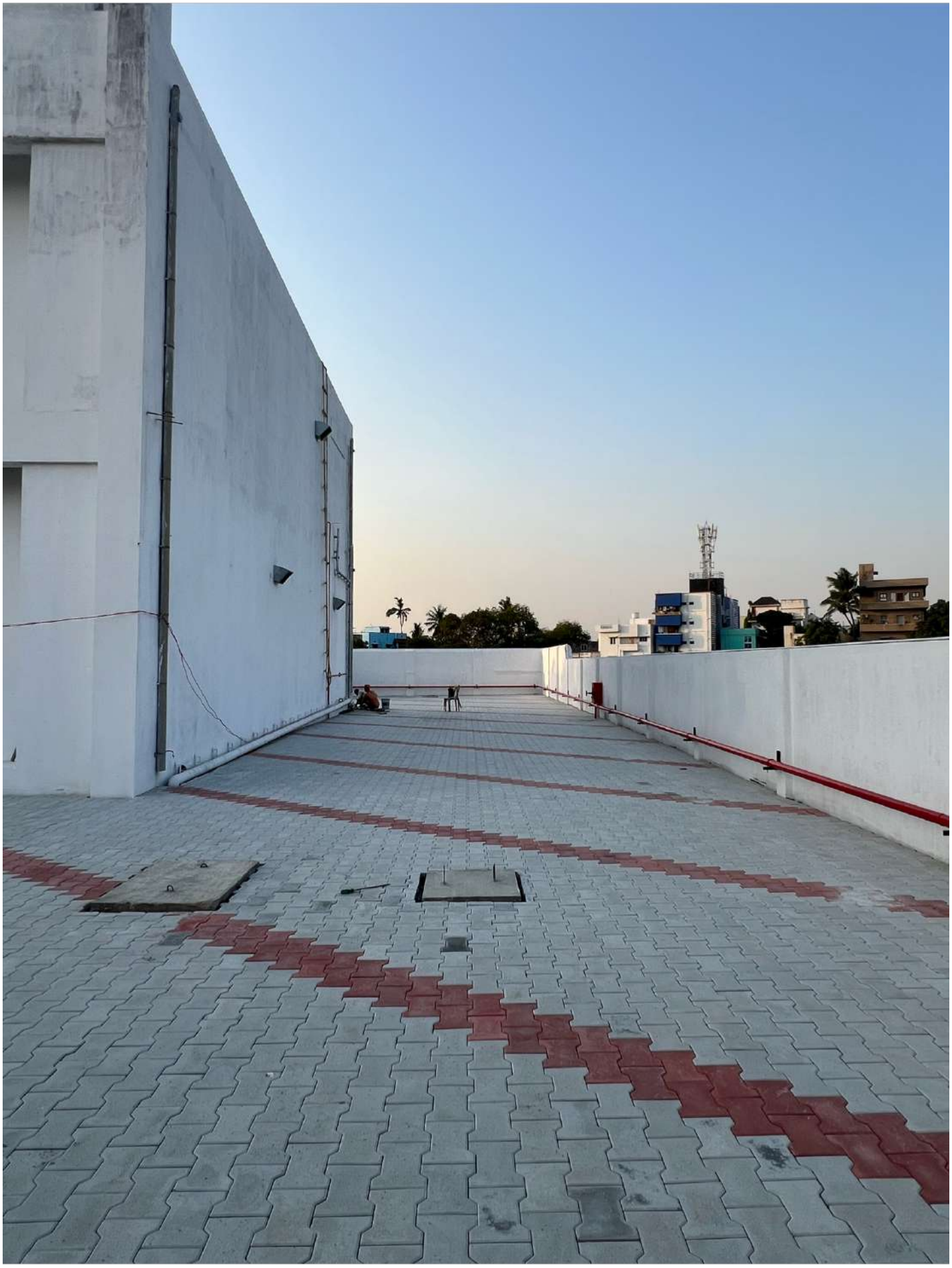

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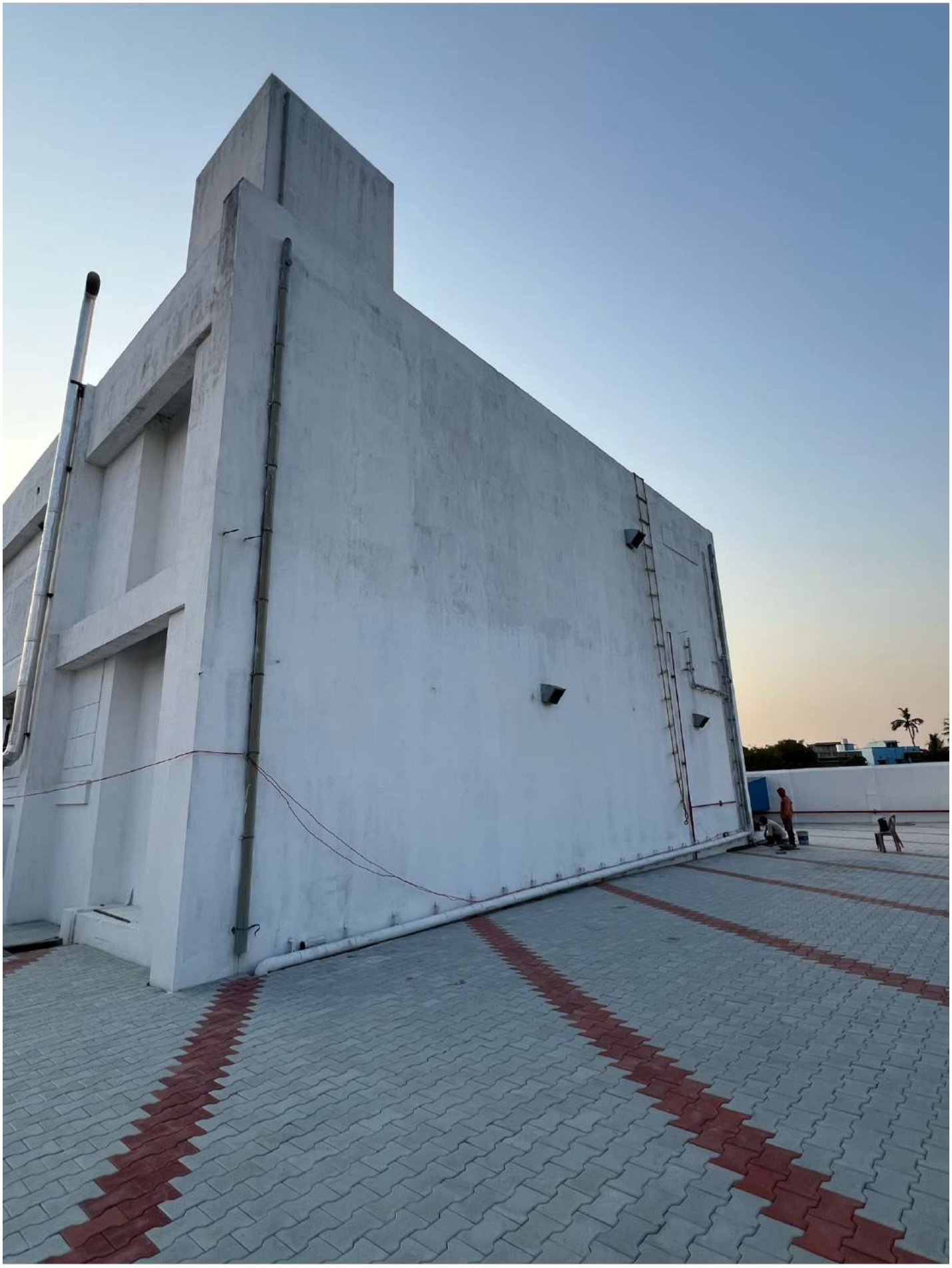



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ஸ்ரீ லக்ஷ்மி காம்பிளக்ஸ்
SHRI LAKSHMI COMPLEX
CMDA Planning Permit No: OL-PP/NHRB/0507/2024
CMDA File No: CMDA/PP/NHRB/N/0637/2023
Commercial Building: Ground Floor + First floor
Address: 1/1101, Bypass Road, Redhills, Padianallur, Chennai


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வாருங்கள்!
ஸ்ரீ லக்ஷ்மி காம்பிளக்ஸ்
SHRI LAKSHMI COMPLEX













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.