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™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

ANBU . E
Registered Architect CA/2007/39319

FORM-4A

ARCHITECT 'S C ERTIFICATE
(To be furnished on completion of building)

To

Date: 27.08.2025

M/s. Merit Technologies India Limited,
Plot No. E1, 1st Steet, 3rd Phase,
Thiru Vi Ka Industrial Estate,
Guindy, Chennai – 600032.

Subject: Certificate of Completion of Construction Work of commercial (IT/ITES) Building namely "**BLACK DIAMOND"** consisting Stilt Floor + 4 Floors with 18.30m height IT/ITES use building at Shed No. L-6 & L-7, Thiru Vi-Ka Industrial Estate, Guindy, Chennai – 600032, in S.Nos. 35 (Part), 37 (Part), 38 (Part), & 58 (Part), Block No. 6, of Alandur Village, within the limits of Greater Chennai Corporation demarcated by its boundaries (latitude and longitude of the end points) **13.00 40.33 80.12 28.84** to **13.00 39.83 80.12 28.90** North to the South **13.00 39.92 80.12 29.76** to the East **13.00 40.35 80.12 29.76** to the West of Division measuring 1198.63 sq.mts. area being developed by M/s. Merit technologies India Limited.

Sir,

I/We have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of commercial (IT/ITES) Building namely **"BLACK DIAMOND"** consisting Stilt Floor + 4 Floors with 18.30m height IT/ITES use building at Shed No. L-6 & L-7, Thiru Vi-Ka Industrial Estate, Guindy, Chennai – 600032, in S.Nos. 35 (Part), 37 (Part), 38 (Part), & 58 (Part), Block No. 6, of Alandur Village, within the limits of Greater Chennai Corporation measuring____sq.mts. area, being developed by M/s. Merit technologies India Limited.

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

(i) M/s/Thiru **E. Anbu** as Architect

(ii) M/s/Thiru **V. JAGEN** as Structural Consultant

(iii) M/s/Thiru **MATTURESH** as MEP Consultant

(iv) M/s/Thiru **SABARISH. V**. as Site Supervisor/Clerk of Works

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 commercial (IT/ITES) 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 commercial (IT/ITES) Building is granted Completion Certificate bearing number_____dated_____by_____ Chennai Metropolitan Development Authority.

Yours Faithfully,

(ANBU.E)
Signature & Name (IN BLOCK LETTERS) of Architect with CA/2007/39319 & RA/Gr.I/2019/03/085


L-5










YAAM



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.