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

NPKS Tusker
Structural Consultant & Construction
26, Chinthamani Complex, Cumbum Main Road, Theni – 625 531.

Er. B.SYED FAROOK ABDULLAH,
B.E (Civil)., M.E(Structural)., M.B.A.,C.E.,M.I.E.,F.I.V.,FCET(I).,
Civil Consulting & Structural Engineer,
Chartered Engineer & Reg.Approved Valuer,
Govt. Reg. District Panel Engineer (Class 1A),
Govt. Reg.Income Tax & Wealth Tax Valuer,
MDCC & Canara Bank Panel Engineer (Mdu Cir),
Professional Registered Structural Engineer Grade I (SE),
Town and Country Planning (DTCP) _Mdu Region,Mdu &
Theni- Allinagaram Municipality – Theni.
Email : npksbfarook@gmail.com
Mobile : 98653 16961 & 97909 88390

•Plan •Estimates •Valuation •Structural Designs •Consulting •Construction •Structural Stability

FORM- 4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date: 08/09/2025

I/We Er. B.SYED FAROOK ABDULLAH have undertaken assignment as Structural Engineer for the detailed engineering and structure design of the proposed construction of building comprising Block 1 to 238 of Twin Houses with 476 (Ground floor only) Dwelling Units Pottalkalam Phase –I in Ward B, Block: 7, T.S.Nos: 2/1Apt, 2/1B2pt, 2/4Bpt, 3/3B, 3/4, 3/5B, 3/6A1pt, 3/6A2Apt, 3/6B, 3/8, 3/9, 3/10 & 3/11 (Old S.Nos: 1459/3, 1463, 1465/1Bpt, 1465/2pt, 1465/3pt, 1465/4pt, 1465/5, 1466/1, 1466/2,1466/3Apt, & 1466/3Bpt) & Block: 13, T.S.Nos: 3/2A, 4/2B, 5/1, 5/2A, 5/3 & 6/2 (Old S.Nos: 2047/2pt, 2048, 2049/1, 2049/2, 2050pt, 2050/2pt & 2052 pt) in Allinagaram Village, Theni – Allinagaram Municipality, Theni Taluk, Theni District.

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,

Date: 08.09.2025

Place: Theni.

PANEL OF PRIVATE PRACTICING ENGINEERS (CLASS-1A) TNPW ACT-1965 Collector of Theni Dist

Signature, Name and seal
of the Registered Structural Engineer.

Er. B. SYED FAROOK ABDULLAH
B.E., M.E (Stru)., M.B.A., M.I.E., F.I.V., FCET(I),
Chartered Engineer & Reg. Approved Valuer,
Govt. Reg. Dist Panel Engineer (Class - IA) &
Income Tax - Wealth Tax Valuer (Sec 34 AB),
Govt. Reg. Panel Engineer (Class-I)
Madurai Region-Mdu & Theni Municipality-Tnl

Ref: - NPKS_Theni /Sep 2025/ TNSCB_Twin Houses 01/ Structural Stability Certificate 504 Tenements Adopting Type Design HFA 37/2018 @ Pottalkalam Phase-I in Theni Dist Under PMAY (U) - HFA (AHP) Scheme.

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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.