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 Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Project Details & Address: Date : 28.04.2025

Layout of house sites for Residential purpose totally admeasuring 60667.60 Sq.mt, consisting of 268 Plots (including EWS) comprised in S.Nos.270/4, 270/5, 270/6, 270/7, 270/8, 271/4, 271/5, 277/5B, 280/2, 280/3, 280/4, 280/5A, 280/5B2, 280/5C2, 280/5D2, 281/1B, 281/3, 281/4, 282/2, 282/3, 282/4, 282/5, 282/6, 282/7, 282/8, 282/9, 282/10, 282/11, 283/1A, 283/1B, 284/11A1A1AA1 (Part), 284/11B1A (Part), 284/11A2, situated at Pudupakkam Village, (Sathankuppam Hamlet), Vandalur Taluk, Chengalpattu District.

Name of the Promoter: M/s. ADITYARAM PROPERTIES PVT LTD,

Address of the Promoter: No.50, East Coast Road, Panaiyur, Adityaram Nagar, Chennai – 600119

Subject: Certificate for **'ADITYARAM EMPIRE '**

Sir,

I, K.H.SABEEK HISBULLA having Registered as Engineer Grade-III (RE), Registration No.RE/GR-III/2023/03/374 on 13.03.2023 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at 'ADITYARAM EMPIRE', totally measuring 60667.60 Sq.m consisting of 268 Plots (including EWS) comprised in S.Nos.270/4, 270/5, 270/6, 270/7, 270/8, 271/4, 271/5, 277/5B, 280/2, 280/3, 280/4, 280/5A, 280/5B2, 280/5C2, 280/5D2, 281/1B, 281/3, 281/4, 282/2, 282/3, 282/4, 282/5, 282/6, 282/7, 282/8, 282/9, 282/10, 282/11, 283/1A, 283/1B, 284/11A1A1AA1 (Part), 284/11B1A (Part), 284/11A2, situated at Pudupakkam Village, (Sathankuppam Hamlet), Vandalur Taluk, Chengalpattu District

bounded on the

North by : S.Nos.277/5A, 280/1, 279, 281/1A, 281/2A, 281/2B, 281/5, 284/10
South by : S.Nos.266, 282/12, 283/2
East by : S.Nos.283/2, 114/11A1 of Thyaiur Village and Existing Approved Lay-out No.52/2021
West by : S.Nos.270/3, 271/3, 272/1

Sabeek Hisbulla

K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8680949780
Mail id: sabeekhisbulla@gmail.com

and falling within the Sub- Registration District of Thiruporur and Registration District of Chengelpet demarcated by its boundaries (latitude and longitude of the end points)

Latitude 12.789107 and
Longitude 80.200160

being developed by M/s. ADITYARAM PROPERTIES PVT., LTD.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 sanction by DTCP as Lay-out L.P./D.T.C.P.No.39/2025 dated 19.04.2025 Planning Permit ROC No.FU1JSH99/ 2025/TCP/2025/TCP dated 19.04.2025 and the Local Body viz., President, Kelambakkam Panchayat, has also accorded its sanction vide ROC No.1/23.04.2025 dated 23.04.2025 including all amenities and facilities as committed by the promoter to the Allottees.

Yours Faithfully,



Name: K.H.SABEEK HISBULLA
Address: 50, ECR, Panaiyur, Chennai - 600119
Reg. License No: RE/GR-III/2023/03/374

Enclosure :

Site Photos

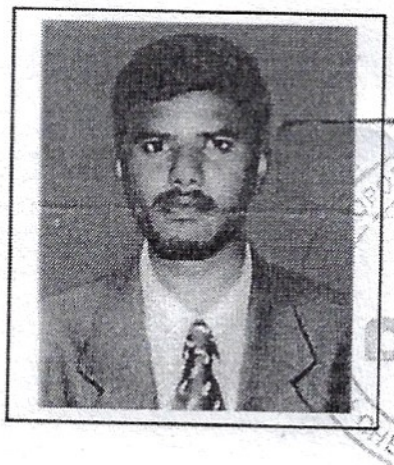
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K. H. SABEEK HISBULLA** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,(Civil Engg.)** and experience in the relevant field for **5 years.**

He has been given the Registration No.**RE/GR-III/2023/03/374** on **13.03.2023.** He shall be required to comply with the duties and responsibilities 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 **12.03.2028.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

13/3/23

(A. MEGANATHAN)
Superintendent

Sabeek hisbulla

K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8680949780
Mail id: sabeekhisbulla@gmail.com



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