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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: S.No 578/1A & 2A of Gerugambakkam Village, Kundrathur Taluk, Kanchipuram Dt,

Date: 18.11.2024

Squared Earth Estates Pvt Ltd (Name of the Promoter)

No: 2/88, SM Towers, Corporation Road, Perungudi, Chennai – 600096 (Address of the Promoter)

Subject: Certificate for **YAGAVA AVENUE** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, P.SUDHAKARAN (name of the Architect/ Licensed Surveyor) having License No. **RE/GR-II/2022/09/228** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **YAGAVA AVENUE** (name of the project) situated on the Plot bearing Survey no./Plot no.578/ 1A & 2A demarcated by its boundaries (latitude and longitude of the end points) **13.004078, 80.140241,** Vacant Land to the North SF No 578/1B,2B to the South Vacant Land to the East Existing Road to the West of Division, Gerugambakkam Village, Kundrathur Taluk, Kanchipuram District Measuring **2070 Sqm** being developed by Squared Earth Estates Pvt Ltd(Name of the Promoter)

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division 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 sanctioned by CMDA (Name of the sanctioned authority) *vide* Planning PermissionNo.**0173/2024** dated 30/09/2024 & **Local Body** vide Planning permission no: **59/2024-25** dated 07/11/2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RE/GR-II/2022/09/228**)

Enclosed:

Photographs of all sides of site

P. SUDHAKARAN, B.E.,
RE/GR-II/2022/09/228 (CMDA)
"ALIYAH Multiventure" No.3/397, OMR,
Mettukuppam, Thuraipakkam, Ch - 97.
aliyahmv7&gmail.com Mob : +91 8838140292

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

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. SUDHAKARAN. P** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **6** years.

He has been given the Registration No.**RE/GR-II/2022/09/228** on **12.09.2022.** 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 **11.09.2027**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

12/9/22
(A. MEGANATHAN)
Superintendent



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.



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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

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