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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Er. V.SABARISH,B.E(Civil),
STRUCTURAL ENGINEER CMDA (Grade- II)
REGISTERED ENGINEER CMDA (Grade- III)
REGISTEREDENGINEER CORPORATION
CONSULTING ENGINEER

No:154, South West Boag Road,
T.Nagar, Chennai – 600 017
Mobile : 9566225285
8778951791

FORM-4A – TNRERA)

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

Date: 29 Nov 2025

To

1.Ms. HEXEL REALTORS PRIVATE LIMITED.,
Rep. by its Director. Mrs Subha K Velu GPA
No.23, 1st Main Road, C.I.T. Colony,
Mylapore, Chennai 600 004
2. Mrs VATSALA PARTHASARATHY,
3. Mr.SUSRUTA SESH SARATHY and
4. Dr.T.K.PARTHASARATHY of
Plot No. 270-C, Door No. Old No. 12, New No. 5,
Block No.1, E-Block, 1st Street, Anna Nagar – East,
Periakudal Vill, Aminjikarai-Taluk, Chennai - 600102

(Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of **Stilt + 5 Floors Office cum Residential Building with One Dwelling Unit** Block of the Building of the Project (TNRERA Registration Number ---------- .....) situated on the Land bearing Survey no./Plot no./Door No. **DOOR NO. OLD NO. 12, NEW NO. 5, BLOCK NO.1, PLOT NO. 270-C, T.S.NO. 118/8, E-BLOCK, 1ST STREET, ANNA NAGAR EAST, PERIA KUDAL – Village, AMINJIKARAI – Taluk, CHENNAI – 600102, District CHENNAI, State TAMILNADU, within the limit of Greater Chennai Corporation Zone – VIII, Division-101. demarcated by its boundaries (latitude and longitude of the end points) Lat - 13.08694; Long – 80.21950; , Transport Bus Depot Land to the North; Lat – 13.08662, Long – 80.21965; 50 feet Road to the South; Lat – 13.08693; Long – 80.21967; Plot No. 270-D to the East; Lat – 13.08661, Long – 80.21949 Plot No. 270-B2 to the West; of Division – 101 of Zone VIII; PERIAKUDAL Village; AMINJIKARAI Taluk; CHENNAI District; PIN 600102; measuring 640.50 sq.mts.** area being developed by (Promoter's Name) 1. **Ms. HEXEL REALTORS PRIVATE LIMITED and 2. Mrs VATSALA PARTHASARATHY, 3. Mr.SUSRUTA SESH SARATHY and 4. Dr.T.K.PARTHASARATHY**

Sir,

I/We **Mr.V. SABARISH. Registration No: RE/II/2024/3/0046,** have undertaken the assignment as ~~Architect~~/Engineer for certifying the completion of Construction Work of **Stilt + 5 Floors Office cum Residential Building with One Dwelling Unit** of the Building situated on the plot No./Survey no./ Door no **DOOR NO. OLD NO. 12, NEW NO. 5, BLOCK NO.1, PLOT NO. 270-C, T.S.NO. 118/8, E-BLOCK, 1ST STREET, ANNA NAGAR EAST, PERIA KUDAL – Village, Aminjikarai – Taluk, CHENNAI – 600102, District Chennai, State TAMILNADU, within the limit of Greater Chennai Corporation Zone – VIII, Division-101.** Measuring **640.50** sq.mts. area, being developed by (Promoter's Name) **Ms. HEXEL REALTORS PRIVATE LIMITED and 2. Mrs VATSALA PARTHASARATHY, 3. Mr.SUSRUTA SESH SARATHY and 4. Dr.T.K.PARTHASARATHY.**

Er. V. SABARISH, B.E.(Civil),
Registered Engineer, Gr-II (CMDA)
Reg. No: RE / Gr-II / 2024 / 3 / 0046
No.154/46, South West Boag Road, T.Nagar,
Chennai-600 017. Mob:95662 25285
Email: sabarijohn229@gmail.com

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STRUCTURAL ENGINEER CMDA (Grade- II)
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REGISTERED ENGINEER DTCP & GCC
CONSULTING ENGINEER

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

(i) ~~M/s/~~Thiru/~~Tmt.~~ **V.SABARISH** as ~~Architect/~~ R.Engineer

(ii) ~~M/s/~~Thiru/~~Tmt.~~ **Er.P.RAMAN** as Structural Consultant

(iii) M/s/~~Thiru/Tmt.~~ **AGI DESIGN CONSULTANTS** as MEP Consultant

(iv) M/s/Thiru/Tmt. **MUTHUKUMAR S.P. Civil Engg.,** as Site Supervisor/Clerk of Works

3. Based onthe 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 the **Stilt + 5 Floors Office cum Residential Building with One Dwelling Unit Building** / Block of the 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 **Stilt + 5 Floors Office cum Residential Building with One Dwelling Unit** Building/ Block of the Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/N-I/465/2024** dated **03-02-2025** by **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY – CMDA** (CompetentAuthority).

Yours Faithfully,

V. SABARISH. Registration No: RE/II/2024/3/0046
Signature & Name (IN BLOCK LETTERS) of Architect with (CA No .....)

Er. V. SABARISH, B.E.(Civil),
Registered Engineer, Gr-II (CMDA)
Reg. No: RE / Gr-II / 2024 / 3 / 0046
No.154/46, South West Boag Road, T.Nagar,
Chennai-600 017. Mob:95662 25285
Email: sabarijohn229@gmail.com

For HEXEL REALTORS PRIVATE LIMITED

1.For HEXEL REALTORS PRIVATE LTD.,
DIRECTOR DIRECTOR

2. Mrs VATSALA PARTHASARATHY,

3. Mr.SUSRUTA SESH SARATHY and

4. Dr.T.K.PARTHASARATHY

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.