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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DIGITALLY VERIFIED RECORD

mahimtura consultants pvt. ltd.

consulting engineers

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C/7047/2026
Date: 24.03.2026

FORM 4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER
(To be furnished on Completion of Building)

I **Hiten Ramanlal Mahimtura** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/ Towers 1 to 6 Multi story Residential Building comprising Stilt 1+Stilt 2+29 Floors (consist of 852 Multi Story Residential dwelling units of Stilt-1+stilt-2 + 29 floors) and Club House (Ground+4 Floors) situated in the land bearing survey Numbers S.F.No: 172/1 & 173Part, Dinesh Vihar (AWHO), Thalamus Link Rd, Semmancheri, Chennai, Thazhambur, Tamil Nadu 600130 within the Directorate of Town & Country Planning measuring as per site area 39969.49Sq.m (As per approved) Revised site area 41601.86 Sq.m- Towers 1 to 6 Multi story Residential Building and Club House - FSI area of 99468.80Sq.m. alone has been done by me/us based on the report of geotechnical investigation (soil test) done by **M/s. Mars Synergy Geo Tech Private Limited** for Material Testing Report No. MSGTPL/SI-1762/11-12 Dated: 27.11.2011.

It is certified that the building has been designed as a RCC structure to withstand the dead load, impose 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 details inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Thanking You,

Yours Faithfully

Mahimtura Consultants (P) Ltd. CHENNAI

HITEN R.MAHIMTURA
Consulting Structural Engineer
Registration No. **CGLRGN/SE/Gr-I/2019/05/009**
Directorate of Town & Country Planning,
Government of Tamil Nadu

e-mail: info@mahirntura.net Website: www.mahirntura.com

Administrative Office: 25, Unique House, 3rd Floor, S. A. Brelvi Road Fort, Mumbai - 400 001.
Branch Office : Shakti Towers, H•3rd Floor, Wing. 2, 766, Anna Salai, Thousand Lights, Chenna1 • 600 002, Tel : (044) 4315 6723 E-mail : brchennaicpl@gmail.com
Branch Office • 701 Mittal Tower 'B' Wing New No. 21, Old No. 6, M.G. Road, Bangalore· 500 001. . .
Branch Office : G-1: Pamar Tradc Centre, 'connaught Road. Pune - 411 001. Ph: (020) 2613 22_42 / 4006 4507 E":a11: pune@mahimtura.net
Branch Office : Plot No. 18, S.Y. No. 48/1, PDA Colony, Near River View Colony, Reis Magos Village, Alto, Porvorim, Goa· 403 521.
Ph: (0832) 6511436. E-mail: mcplgoa@yahoo.co.in

District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

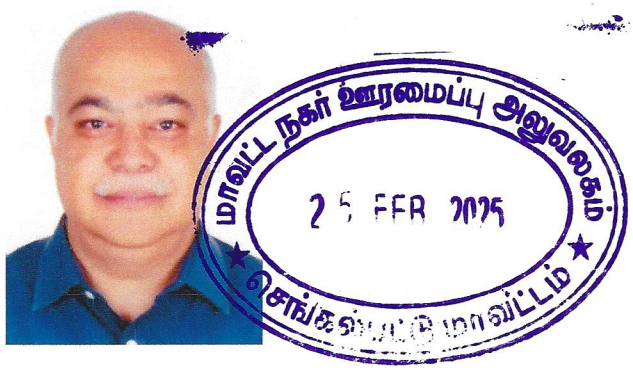
This is to certify that **Thiru. HITEN RAMANLAL MAHIMTURA** has enrolled as **Structural Engineer Grade-I (SE)** with Department of Town and Country Planning who has the qualification of **M.S.,(Civil Engineering)** and experience in the relevant field for more than **38 years**.

He/She has been given the Registration No. **CGLDIST/SE/Gr-I/2019/05/009 Renewed** on **25.02.2025**. He/She 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 **24.02.2030**.

25/2/25

Assistant Director,
Chengalpattu District



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.