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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: Plot No: 1-89 + II, III, IV Owner use Plots (Total 89 Plots) comprised in Survey No. 92/1, 92/2, 96/4, 97/1, 97/2, 97/3, 98/1B, 98/3, 98/4, 112/1, 91/17, 92/3A, 94/1A1A1A, 94/2D, 3C, 96/3A, 5A, 111/1A, 2A, 3A, 116/1B & 264/5C of Kannakapattu Village, Thiruporur Taluk, Chengalpattu District.

Date: 16-Dec-2024

M/s. Fortune Estate Developers Private Limited (Name of the Promoter)

Divyasree Chambers, A Wing, No.11, O'Shaugnessy Road, Bangalore- 560025 (Address of the Promoter)

Subject: Certificate for Hub6 Sector - J (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, Mr. P Balaji (name of the Architect/ Licensed Surveyor) having License No. RE307202022 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Hub6 Sector - J (name of the project) situated on the Plot bearing Survey no. 92/1, 92/2, 96/4, 97/1, 97/2, 97/3, 98/1B, 98/3, 98/4, 112/1, 91/17; 92/3A, 94/1A1A1A, 94/2D, 3C, 96/3A, 5A, 111/1A, 2A, 3A, 116/1B & 264/5C demarcated by its boundaries (latitude and longitude of the end points) LATITUDE – 12.733755, LONGITUDE – 80.184162, Kannakapattu Village Thiruporur Taluk Chengalpattu District. Measuring 20398 sq.m. Being developed by M/s. Fortune Estate Developers Private Limited (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 DTCP (Name of the sanctioned authority) vide Planning Permission No. Assitant Director, Town and Country Planning Department, Chengalpattu District, ROC No. KJ0TYFX6/2023/TCP5/2024/TCP, SWP/DTCP/Chengalpattu District - L.P/MLPA (CD-5) No. 52/2024. dated 11.03.2024.

Executive officer, Thiruporur Town Panchayat, ப.ம.ப. எண். 216/2024 மனை. பிரிவு. எண் 5/2024-25, dated. 20.11.2024 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 RE307202022)

Enclosed: Photographs of all sides of site


Er. BALAJI. P., B.E.,
Registered Engineer (RE307202022)
RP Associates, Planner & Builders
No.486, Thiru-vi-ka Nagar 22nd Street,
Peravallur, Chennai- 11. Ph: 9597820628





GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. Balaji P has been enrolled as Registered Engineer Grade- III (RE) in Greater Chennai Corporation (GCC) who has the qualification of B.E.,(Civil Engg.) with minimum of 3 years experience in the relevant field.

The Registration No. is RE307202022 dated 17.06.2022 It is informed herewith to comply with the scope of work, duties and responsibilities as 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 MA&WS (MA1) Dept. dated 04.02.2019. and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid upto 16.06.2027



Superintending Engineer (Electrical)
Greater Chennai Corporation.

[Signature]
22/06/2022

RGN No: RE307202022

Dated :17.06.2022

[Handwritten notes]
24/6/22
17/6/22
17/6/22



our services doesn't just end there



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

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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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