



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 Architect / Licensed Surveyor

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

Address of the Project: **Plot No – 1 – 26 , (Total 26 Plots) Comprised in Survey No 193/2B - of Kalavakkam Village, Thiruporur Taluk of Chengalpattu District**

Date: **7-June-2025**

M/s. Luxury Lands (Name of the Promoter)

No.22 Lalithapuram Street, Royapettah, Chennai – 600 014 (Address of the Promoter)

Subject: Certificate for **SERASA REGALIA phase 1** (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, **Thiru. E Devarajan** (name of the Architect/ Licensed Surveyor) having License No. **RE203852024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SERASA REGALIA phase 1** (name of the project) situated on the Plot bearing Survey no. **193/2B** demarcated by its boundaries (latitude and longitude of the end points) **12.750196N, 80.201906E**

Kalavakkam Village **Thiruporur** Taluk **Chengalpattu** District. Measuring **3950** sq.m. being developed by **M/s. Luxury Lands** (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 **Assistant Director , DTCP Chengalpattu District, ROC No. L3CMU25W/2025/TCP/2025/TCP SWP/DTCP/Chengalpattu District - L.P/MLPA(CD) No.92/2025. Date: 17/04/2025**

Executive Officer, Thiruporur Spl. Grade Kalavakkam Panchayat, ROC No. 194/2025 - Date: 09/06/2025 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 **RE203852024**)

Enclosed:

Photographs of all sides of site


E. E. DEVARAJAN, B.E.,
Registered Engineer (RE203852024)
Dhanam Construction And Planners
No : 466, Thiru-Vi-Ka Nagar, 22nd Street,
Peravaliur, Chennai - 600 011.
Ph : 97878 35963



GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. Devarajan E** has been enrolled as **Registered Engineer Grade- II (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.)** with minimum of **5 years** experience in the relevant field.

The Registration No. is **RE203852024** dated **04.06.2024** 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 **03.06.2029**




Superintending Engineer (Electrical)
Greater Chennai Corporation.

RGN No: **RE203852024**

Dated : **04.06.2024**



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



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](tel:+919996129996)
www.verified.realestate