Verified RealEstate™

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™



From-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project**: "Royale Residency Phase 1"** Land comprised in **Survey No.40/1 and 41/1A,** at **Walajabad Village**, Walajabad Taluk, Kancheepuram District**.**

(Name of the Owner) Date: 20.03.2025

1. **Mr.SHABI . A**
2. **SAHANA HOMES** represented by its Proprietor **MR.RIYAZ AHAMED**

Address – No.2/155, Medavakkam Main Road, Keelkattalai, Chennai – 600117 (Address of the Owner)

Subject: Certificate for **"Royale Residency Phase 1"**

Sir,

I, **Mr.Newton JMJ**, having Registration No. **SE/II/2024/10/0093** I had undertaken assignment as an Licensed Engineer for the assessment and verification of development of work done at **"Royale Residency Phase 1"** situated at Land in **Survey No.40/1 and 41/1A,** at **Walajabad Village**, Walajabad Taluk, Kancheepuram District. Demarcated by its boundaries of the end points to the 12.797266 N 79.826143 E. Total Plot Area measuring of **8458 Sq.mts** Being Developed by **Mr.SHABI. A and SAHANA HOMES** Represented by its Proprietor **MR.RIYAZ AHAMED**

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- Chennai Metropolitan Development Authority Letter No. QPTC0LQQ/2024/TCP **Planning Permit No.** SWP/DTCP/KANCHIPURAM /LAYOUT NO:103/2024 **dated 03/09/2024 and Town Panchayat Executive Officer Letter ROC no.** 120/2024/A1 **dated 13.03.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

20.03.2025
NEWTON JMJ, M.E
(Structural Engg.)
REGD.STRUCT.ENGG GR-II CMDA
Registration No. SE/II/2024/10/0093
Contact : 7358297029 / 74012 07821
East Tambaram, Chennai-59.

Enclosed:

Photographs of all sides of site

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **NEWTON JMJ** has enrolled as **Registered Structural Engineer Grade-II(SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E in Structures/ Earthquake or Ph.D. in the subject or Equivalent degree** and experience in the relevant field for 5 years.

He/She has been given the Registration No. **SE/II/2024/10/0093** on **18-Oct-2024** 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 upto **17-Oct-2029**.



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.



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

Verified RealEstate™

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
www.verified.realestate