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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: 1-16 + 2 owner use plots (Total 18 Plots) comprised in Survey No. 144/1A4, 144/1A5, 144/2, 144/5A, 144/5B, 145/4 of Kannakkapattu 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 - G** (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 - G** (name of the project) situated on the Plot bearing Survey no. **144/1A4, 144/1A5, 144/2, 144/5A, 144/5B, 145/4** demarcated by its boundaries (latitude and longitude of the end points) **LATITUDE – 12.733755, LONGITUDE – 80.184162. Kannakkapattu** Village **Thiruporur** Taluk **Chengalpattu** District. Measuring **3240 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. DAOXSUNY/2023/TCP, SWP/DTCP/Chengalpattu District - L.P/MLPA (CD) No.185/2023.. dated 28.08.2023.**

Executive officer, Thiruporur Town Panchayat, ப.மு. எண். 432/2023 மனை. பிரிவு. எண்3/2024-25 , dated. 20.11.2024 including all amenities and facilities as committed by the promoter to the allottes.

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

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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**



22/06/2022

Superintending Engineer (Electrical)
Greater Chennai Corporation.

RGN No: RE307202022
Dated :17.06.2022



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

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.



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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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