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™



Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: **"HITECH GARDEN" Puduchery Village, Kundrathur Taluk, Kancheepuram District. Survey No's: 27/2A, 2B, 2C & 2D**

Date: 01/03/2025

Name of the Promoters: **Mr. ILAIYARAJA D**

Address of the Promoters : Hitech Housing & Properties

Mr. D.Ilaiyaraja S/O G.Dhanapal, No.208/31, 2nd Floor, Gandhi Road, West Tambaram, Tambaram, Chennai-600045.

Subject: Certificate for (**HITECH GARDEN**)

I, **RAJASEKAR P V** CMDA Registered Engineer having Registration No. RE/GR-II/2021/12/180, had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **Hitech Garden** of Puduchery Village, Kundrathur Taluk & Kancheepuram District. Survey No: 27/2A,2B,2C & 2D. Plot Nos. 1- 15 (total 15 plots) demarcated by its boundaries (latitude and longitude of the end points) to the North 12.942588 to the South 80.048884, at measuring Total Land Extent of 2000Sq.m, Plotable Area of 1301.10Sq.m being developed by **Mr.D.Ilaiyaraja**

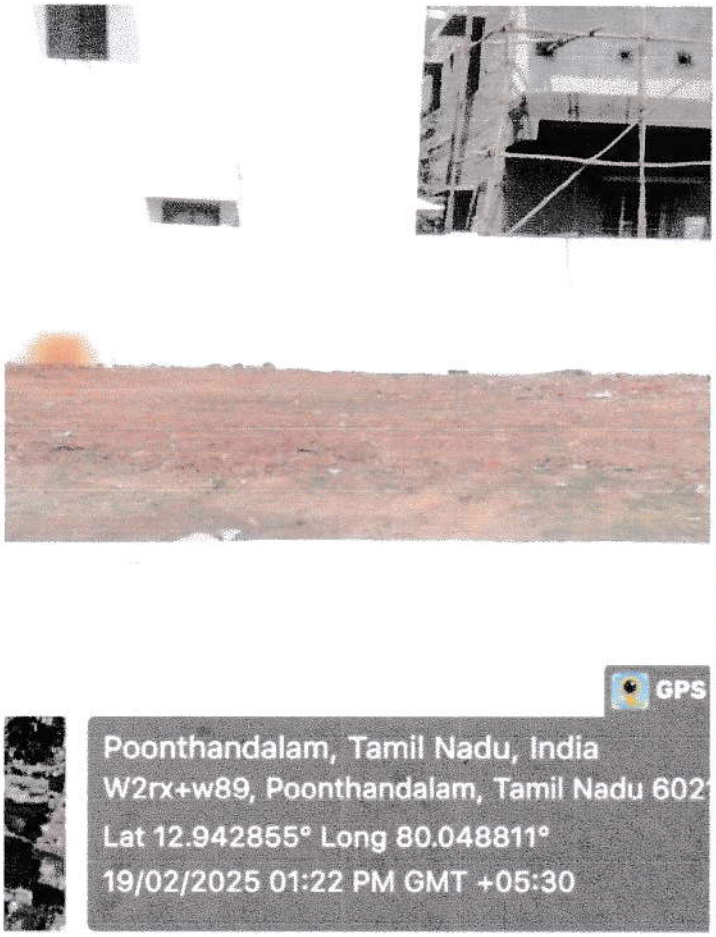
Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Lay-out Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Deputy Director DTCP vide Planning Permit No: SWP/DTCP/KANCHIPURAM DISTRICT/ LAYOUT No:152/2024, Dated:28.12.2024, and Poonthandalam Village President Approval No:ROC NO.02/2024-2025, dated:10.02.2025 including all amenities and facilities as committed by the promoter to the allotters.

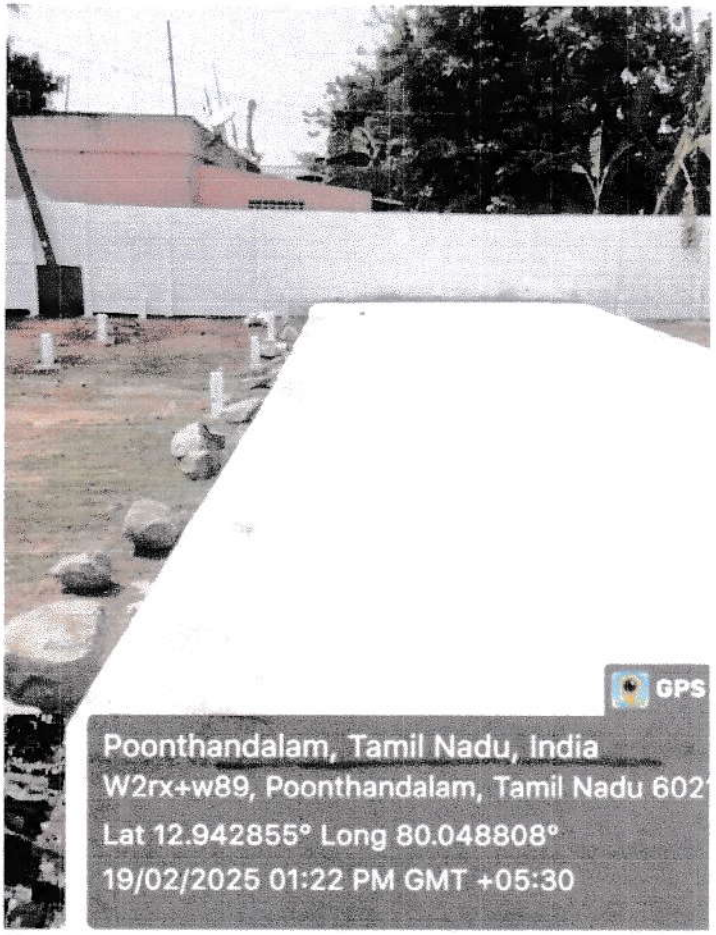
Yours Faithfully,

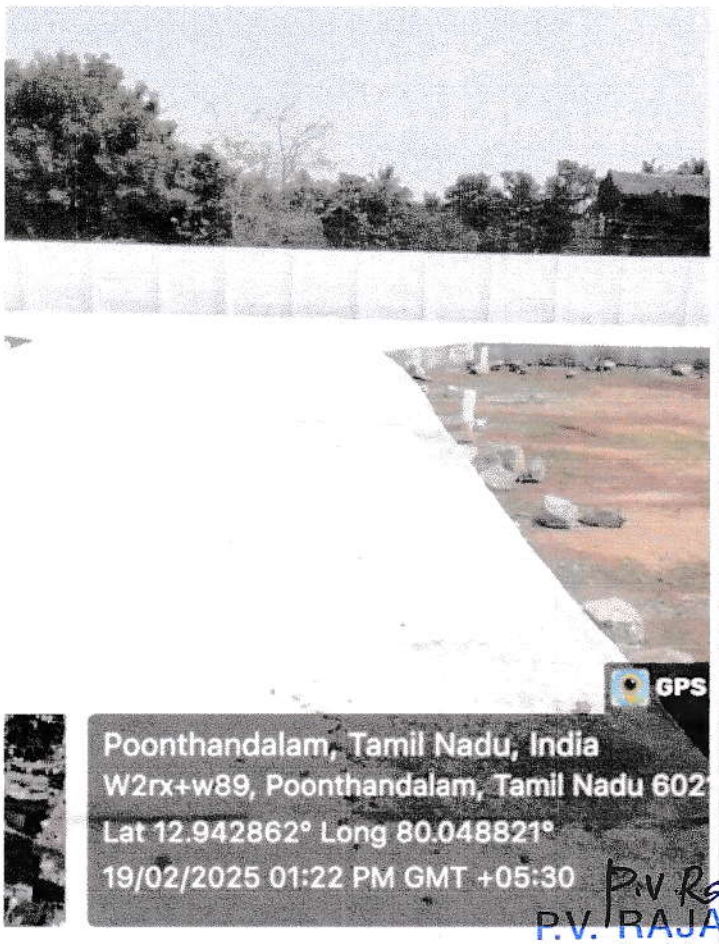
Enclosed: Photographs of all sides of site

P. V. Raja Sekar

P.V. RAJASEKAR, B.E.
Registered Engineer
Reg.No.RE/GR-II/2021/12/180
Chennai Metropolitan Development Authority,
No.5, First Cross Street, Devanesan Nagar,
Peerkankaranai, Chennai - 600 063.
(M) - 9445764303 / 8681009685









P.V. RAJAGEKAR, B.E.
Registered Engineer
Reg.No.RE/GR-II/2021/12/180
Chennai Metropolitan Development Authority,
No.5, First Cross Street, Devanesan Nagar,
Peerkankaranai, Chennai - 600 063.
(M) - 9445764303 / 8681009685



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