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Certificate by Architect / Licensed Surveyor

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

Address of the Project: S.No.85/3, 85/4, 85/13, 86/1, 86/2B, 86/3A, Manavalanallur Village and Panchayat, Virudhachalam Panchayat Union, Virudhachalam Taluk, Cuddalore District, State: Tamilnadu.

Mr. M.MUBARAK ALI and
Mr. M.MOHAMED SIDDIK ALI, (Name of the Promoter).

Dated : 9/6/2025

M K M S Villa,
No.52-53, Melakottai Veedhi,
Thangamani amman garden,
Virudhachalam taluk,
Cuddalore – 606 001. (Address of the Promoter)

Subject: Certificate for REGULAR LAYOUT (UNNAMED LAYOUT) (Name of the project)

Ref: -- (TNRERA Registration Number)

Sir,

I, A.SHAFIULLAH, (Name of the Licensed Surveyor) having License No. Reg.no: RE/GR-III//002/2024 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Manavalanallur Village and Panchayat, Virudhachalam Panchayat Union, Virudhachalam Taluk, Cuddalore District (Name of the project) situated on the Plot bearing Survey no.85/3, 85/4, 85/13, 86/1, 86/2B, 86/3A, Total Plots: 47 demarcated by its boundaries (latitude and longitude of the end point) 6.0m Road to the South, Vacant Land to the North, Vacant Land to the East, 7.2m Road to the West of Division Measuring-9920.00.Sq.mts

Being, Manavalanallur Village and Panchayat, Virudhachalam Panchayat Union, Virudhachalam Taluk, Cuddalore District.

Developed by (Name of the Promoter). **Mr. M.MUBARAK ALI and Mr. M.MOHAMED SIDDIK ALI**,

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 TOWN AND COUNTRY PLANNING (Name of the sanctioned authority) vide Planning Permission No. 40/2025 dated 08.04.2025, including all amenities and facilities as committed by the promoter to the allottees

Yours Faithfully,

A. Shafiullah

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with

(Reg. LicenseNo: RE/GR-III//002/2024

Enclosed:

Photographs of all sides of site

A. Shafiullah 9/6/2025
Er. A. SHAFIULLAH
Regd. Engineer Grade-III (RE)
DTCP Reg. No.RE/GRIII/002/2024,
3 LINE CADD, Main Road, Kondur,
CUDDALORE - 607 006. Cell: 96777 43344.



GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
CUDDALORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

No.34, Tamizh Muthu Nagar, Kondur, Cuddalore-607 006.

Phone Number: 04142 -290346 E-Mail ID- ms.cudlpa@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **THIRU. A.SHAFIULLAH** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Cuddalore District Town and Country Planning Office (**CUDD DTCP**) who has the qualification of **Diploma Civil Engineering** and experience in the relevant field for above **7 (Seven)** years.

He has been given the Registration No: **RE/GR-III/002/2024** on **16.07.2024**
He 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, Municipal Administration and Water Supply (MAI) Department, Dated.04.02.2019 and G.O.(Ms).No.16, Municipal Administration and Water Supply (MAI) Department, Dated.31.01.2020.

This Registration is valid up to **15.07.2029**



[Signature]
Assistant Director,
District Town and Country Planning Office,
Cuddalore District.

[Signature]
16/7/2024

[Signature]
16/7/2024



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.



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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



We're honored to be part of your
real estate journey

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