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**FORM-4A**  
**ARCHITECT 'S CERTIFICATE**  
**(To be furnished on completion of building)**

Date: 06.01.2025.

To

Mr. Mahender Nawalgaria, Mrs. Indira Nawalgaria & Mr. Virat Nawalgaria.  
Nawalgaria House, New No.103, Old No.52/1, TTK Road, Teynampet,  
Chennai – 600 018.

**Subject:** Certificate of Completion of Construction Work of Basement floor + Ground floor + Mezzanine floor + 3 floor of Commercial Office Building of the Project (TNRERA Registration Number \_\_\_\_\_) situated at plot bearing Old S.No.184, R.S.No.3869/2 & 3870, Door No.486 Block No.76 of Mylapore Village, demarcated by its boundaries (latitude and longitude of the end points) 29.30 m to the North, 14.58 m to the South, 25.30 m to the East, 24.38 m to the West of Division no.116, Mylapore Village, Mylapore Taluk, Chennai District, PIN 600 035. Measuring 515.43 sq.mts. area being developed by Mr. Mahender Nawalgaria, Mrs. Indira Nawalgaria & Mr. Virat Nawalgaria.

Sir,

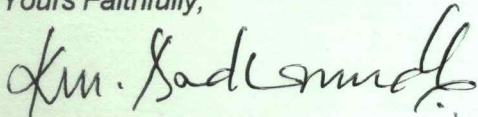
I K.M. Sadhanandh have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Basement floor + Ground floor + Mezzanine floor + 3 floor of Commercial Office Building situated on the Door No.486 Survey no. Old S.No.184, R.S.No.3869/2 & 3870 of Division no.116 Mylapore Village, Mylapore Taluk, Chennai District, PIN 600 035, measuring 515.43 sq.mts. area, being developed by Mr. Mahender Nawalgaria, Mrs. Indira Nawalgaria & Mr. Virat Nawalgaria.

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. **K.M. Sadhanandh**, as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **A. Peramaiyan M.E.**, as Structural Consultant
- (iii) M/s/Thiru/Tmt. **S.R. Associates, Chennai**, as MEP Consultant
- (iv) M/s/Thiru/Tmt. **Eugene Christoper. J.**, as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that Basement floor + Ground floor + Mezzanine floor + 3 floor of Commercial Office Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Commercial Office Building is granted Completion Certificate bearing number \_\_\_\_\_ dated \_\_\_\_\_ by Chennai Metropolitan Development Authority (CMDA) (Competent Authority).

Yours Faithfully,



**K.M.SADHANANDH**  
Registered Engineer Grade – I  
Gr-1./19/02/004.

**K.M. Sadhanandh, B.E., MTP., AITP**  
CMDA Regd. Town Planner ( TP/19/02/001)  
CMDA Regd. Civil Engr. (RE/GR-I/19/02/004)  
D-1, Premier Grahalakshmi Apartment, #38, 4th Seaward Road,  
Valmiki Nagar, Thiruvanniyur, Chennai-600 041. Mb. 9445191799.

Date: 09.01.2025

Place: chennai

**FORM-4B**

**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED  
STRUCTURAL ENGINEER**

I, **A. PERAMAIYAN, M.E** Registered Structural Engineer have undertaken the assignment as a Structural Engineer in Checking the existing Building designs & propose a suitable advise for the rectification works, as required in the Government Appeal Order No. **G.O. (3D) No. 102, Housing and Urban Development (UD-V) Department, dated 13.08.2019**, in the construction completion of the Commercial Office Building comprising of Basment Floor + Ground Floor + Mezzanine Floor + 3 Floor situated at Door No. 486, Anna Salai, Nandanam, Chennai – 600 035, in the land Measuring 515.43 sq.m bearing Old S.No. 184, R.S.No. 3869/2 & 3870, of Mylapore Village, Mylapore Taluk, Chennai District within Greater Chennai Corporation limits.

It is certified that the major building construction was already been completed in the year 2008 which was designed then as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further, after the detailed inspection of the building specified work has been rectified, hence, it is certified that the constructed Building is structurally safe and sound for the purpose for which it is constructed.

Signature, Name and seal of the  
Registered Structural Engineer

**A. PERAMAIYAN, M.E.,(Struct), M.I.E.,**  
Registered Structural Engineer  
Chennai Metropolitan Development Authority  
Registration No. SE/GR-1/19/03/026  
No. 162, Madha Koil Street, Thiruvalluvar Nagar,  
Ayanavaram, Chennai - 600 023.  
Email : peramsmyth@gmail.com  
Mob : 9841547214





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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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real estate journey

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