



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 4

## ARCHITECT'S CERTIFICATE

Date: 22<sup>nd</sup> Jan 2024

To:

Mr.S Ramachandran  
New No.14, Old No.9,  
25<sup>th</sup> Cross Street, Indra Nagar,  
Adyar, Chennai – 600 020.

Subject:

Certificate of Completion of Construction Work of Basement floor + Stilt Floor (part) / Ground floor (part) + 2 floors Office use Commercial Building consisting for the Project bearing TNRERA Registration Letter Number **TNRERA / A4 / 08740 / 2023** dated **19.09.2023** situated at Plot No.1, New Door No.38, Old Door No.15, Mahathma Gandhi Road (MG Road), Thiruvanmiyur, Chennai – 600 041, Comprised in Old S.No.139/1, T.S No.5, Block No.24 of Thiruvanmiyur Village, Chennai District, within Greater Chennai Corporation Limit Measuring **962.47 Sq.M** of area being developed by **Mr.S.Ramachandran** of FSI Area = **1580.05 Sq.M**

Sir,

I have undertaken assignment as Architect of certifying Completion of Construction Work of Basement floor + Stilt Floor (part) / Ground floor (part) + 2 floors Office use Commercial Building consisting for the Project bearing TNRERA Registration Letter Number **TNRERA / A4 / 08740 / 2023** dated **19.09.2023** situated at Plot No.1, New Door No.38, Old Door No.15, Mahathma Gandhi Road (MG Road), Thiruvanmiyur, Chennai – 600 041, Comprised in Old S.No.139/1, T.S No.5, Block No.24 of Thiruvanmiyur Village, Chennai District, within Greater Chennai Corporation Limit Measuring **962.47 Sq.M** of area being developed by **Mr.S.Ramachandran** of FSI Area = **1580.05 Sq.M**

1. Following technical professionals are appointed by Owner/Promoter:

- (i) **Mr. M.MEYYAPPAN** as Architect/Engineer.
- (ii) **Mr. ALEX JACOB** as Structural Consultant.
- (iii) **Mr. MADHAVAN** as Site Supervisor / clerk of works.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I/We hereby certify that Construction Work of Basement floor + Stilt Floor (part) / Ground floor (part) + 2 floors Office use Commercial Building has been completed in all aspects. The Commercial is granted Completion Certificate bearing number **C.C. No.EC / South-I / 002 /2024** dated **08-01-2024**.

Yours Faithfully,

  
**M MEYYAPPAN, A.I.I.A**  
COUNCIL OF ARCH REG. NO. CA/2019/117339  
CHENNAI CORPN. REG. NO. RA002782021  
CHETTINAAD DESIGN  
31/14 CENOTAPH ROAD 1st STREET  
ALWARPET, CHENNAI - 600 018.





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



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

3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

[hello@verified.realestate](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)