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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: **SURVEY NO- 343/2A5A, 343/2A5B IN –UPKAR GARDENIA PHASE I, KOTHAKONDPALLI VILLAGE AND HOSUR UNION, HOSUR TK, KRISHNAGIRI DT.**

Date: 28/08/2026

(Name of the Promoter) **Mr.KHALANDAR HAYATH KHAN @ K H KHAN, Mr.SHARIQ HAYATH KHAN.**

No.425/B, Old 26, 8TH Cross, 7th Main, Jayanagar II Block, Bengaluru , 15-Karnataka, 91-INDIA, 560011. (Address of the Promoter)

Subject: Certificate for **UPKAR GARDENIA PHASE I** (Name of the project)

Ref: NIL (TNRERA Registration Number)

Sir,

I, **M.Punitha Ranganathan** having License No.**113/2024, RE-GR III on 05.07.2024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **UPKAR GARDENIA PHASE I** (name of the project) situated on the Plot bearing Survey no. **343/2A5A, 343/2A5B** demarcated by its boundaries (latitude and longitude of the end points) **12.727354, 77.768752** to the North **SY NO - 343/1G2B, EXISTING ROAD** to the South **SY NO -343/2B,** to the **East SY NO – 343/2A6** the West **SY NO - 343/1F, 2A4AF, 2A4AE, 2A4AD, 2A4AC, 2A4AB, 2A4AA, EXISTING ROAD** of Division **KOTHAKONDAPALLI VILLAGE AND HOSUR UNION, HOSUR TK, KRISHNAGIRI DT.** Measuring **3200 sq. mts.** being developed by **Mr.KHALANDAR HAYATH KHAN @ K H KHAN, Mr.SHARIQ HAYATH KHAN.** (Name of the Promoters).

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 **HOSUR NEW TOWN DEVELOPMENT AUTHORITY** (Name of the sanctioned authority) vide Planning Permission No. **(ம.வ/ஓ.பு.ந.வ.கு (கி.மா) S W P எண்: 109/2026) (ம.வ/தி.அ/ஓ.பு.ந.வ.கு (கி.மா) S W P எண: 42/2026)** dated **12/05/2026 Local Body / Town Panchayat** / Municipality No. **0 1 / 2 0 2 6 - 2 0 2 7** dated **06/03/2026**. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	ROADS	YES
2.	DRINAGE AND WATER LINE	YES
3.	STREET LIGHT AND EB POLES	YES
4.	PATHWAY KERB STONES AND TREES	YES
5.	BOUNDARY STONES FOR EACH PLOT	YES
6.	Others	YES

Yours Faithfully,

Er. PUNITHA RANGANATHAN, B.E.(Civil)
Registered Professional Engineer
HCMC Registration No: 153/LS/2025/00001, (RE-GR-III)
KDTCP Registration No: 113/2024, (RE-GR-III)
Periyar Nagar 3rd Cross, Krishnagiri-635 001
✆: 9080642202 ✉: ranganathan0077@gmail.com

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

Enclosed: Photographs of all sides of site

KDTCP

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

THE KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING

39/9,First floor, Min Nagar,2nd cross,
Near TNEB Office,
Rayakottai main Road,
Hosur-635 109.
Phone: 04344-222563
Email: krishnagiri.district2020@gmail.com
Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that ***Thiru. PUNITHA RANGANATHAN.M*** has enrolled as **Registered Engineer Grade-III (RE)** with Krishnagiri District Town and Country Planning (**KDTCP**) who has the qualification of ***B.E.Civil Engg.,*** and experience in the relevant field for more than ***03*** years.

He has been given the Registration No: ***113/2024, RE-GR III*** on ***05.07.2024.*** 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, MAWS (MA1) Dept., Dated:04.02.2019.

This Registration is valid upto ***04.07.2029.***



05 JUL 2024

DEPUTY DIRECTOR,
KRISHNAGIRI DISTRICT TOWN
AND COUNTRY PLANNING, HOSUR.

KDTCP

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.