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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Form-5

CERTIFICATE BY REGISTERED ENGINEER

(Certificate for the purpose of completion of Layout project)

Address of the Project: "ALANKAR SUNRISE" Survey Number 35/2B2C & 35/2B2D of Puthur village, Vandalur Taluk, Chengalpattu District, Tamil Nadu.

Date: 11.03.2026

From

1) M/s AVATAR BUILDERS,
   Represented by its Partner K. GOWTHAM& K. ABISHEK
   No.XXVI, 3rd Cross Street Extension, Heritage Jayendra Nagar,
   Sembakkam, Chennai-600 073.

2) M/s SOUTHLAND DEVELOPERS LLP,
   Represented by its partner A.R. KRISHNA NARAYANAN.
   No.2, Barathi Poonga Street,
   Selaiyur. Chennai-600 073.

Respected sir/Madam

Sub: Certificate of completion of Development Works for the Layout project "**ALANKAR SUNRISE**".

Ref: 1. CMDA Planning Permission No: CMDA/PP/LAYOUT1/0292/2025 & Layout Approval No: PPD/ LO No. 43/2025, dated 23.02.2026.
2. Commissioner, Kattankolathur Panchayat Union: R.C.No.0397/2026/A4 dated 26.02.2026
3. Nedugundram Panchayat President: R.C.NO. 44/2025-2026 dated 05.03.2026

I **Er D JOTHILINGAM** (Registered Engineer) having license Number **RE/ Gr-I/ 2025/ 7/ 0063** had undertaken assignment as Registered Engineer for the assessment and verification of development of work done at **"ALANKAR SUNRISE"** in Survey Number 35/2B2C & 35/2B2D of Puthur village, Vandalur Taluk, Kattankolathur Panchayat Union, Chengalpattu District, Tamil Nadu. Demarcated by its boundaries **latitude 12°53'07.9" N and 80°07'41.2" E longitude** of the end points measuring 9226 SQM, being developed by **M/s AVATAR BUILDERS,** represented by its Partner K. GOWTHAM& K. ABISHEK and **M/s SOUTHLAND DEVELOPERS LLP,** Represented by its partner A.R. KRISHNA NARAYANAN

Based on site inspection carried out by me with respect to each of the plots(s) of th4e aforesaid Layout Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting lay out plan sanctioned by CMDA (**Layout Approval No**. **PPD/ LO/ 0043/ 2025, Dated 23.02.2026**). including all amenities and facilities as committed by the promoter to the allottees.

Yours faithfully,
Signature of Registered Engineer.

D. JOTHILINGAM, B.Tech.,
Registered Engineer-Licenced Surveyor
RE20012/24, RE/GR-I/2025/7/0063
CMDA, DTCP, CHENNAI CORPORATION
No.6B, Gangai Amman Koil Street,
Sridevikuppam,Valasaravakkam, Ch - 87
Mob : 9941606946, 9941660230
vetriplanners@gmail.com

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **D JOTHILINGAM** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **B.E Civil** and experience in the relevant field for **10** years.

He/She has been given the Registration No. **RE/I/2025/7/0063** on **10-Jul-2025** He/She 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 **09-Jul-2030**.

Signature valid

Name :M K Asha Parveen
Designation :Superintendent
Date :07/10/2025 5:18:23 PM



M K Asha Parveen

Superintendent



தமிழ்நாடு तमिलनाडु TAMILNADU

Avatar Builders

EG 262986

NeelaSankar

NEELA SANKAR
STAMP VENDOR
L.No.9586/கூ1/2000
1/2, VENKATESH NGR
EXT-2. CHENNAI - 92.

மாவட்டக் கருவூலம் சென்னை-600035

மார்ச்
04-2025

645
26.1.2026

AFFIDAVIT CUM DECLARATION
COMPLIANCE OF WRD CONDITIONS

Affidavit cum Declaration of **M/s AVATAR BUILDERS**, represented by its Partner **Mr. K. GOWTHAM & K. ABISHEK** and **M/s SOUTHLAND DEVELOPERS LLP,** Represented by its partner **Mr. A.R KRISHNA NARAYANAN,** Promoter of the proposed project **"ALANKAR SUNRISE"** Survey Number 35/2B2C & 35/2B2D of Puthur village, Vandalur Taluk, Thiruporur Panchayat Union, Chengalpattu District.

We, **M/s AVATAR BUILDERS**, represented by its Partners, **Mr. K. GOWTHAM** & **Mr. K. ABISHEK**, and **M/s SOUTHLAND DEVELOPERS LLP**, represented by its Partner, **Mr. A.R. KRISHNA NARAYANAN**, Promoters of the above-mentioned proposed project, do hereby solemnly declare that the Terms & Conditions stipulated by the Water Resources Department (WRD) have been duly fulfilled. We hereby undertake to abide by all applicable Regulations and ensure that the project is developed and completed in all respects in accordance with the Plotting Layout Plan sanctioned by the CMDA.

For AVATAR BUILDERS

Partner

For AVATAR BUILDERS

Partner

For SOUTHLAND DEVELOPERS LLP

Designated Partner

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.