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RE REGULATORY RECORD

RERA Document

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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் :	KULMYDEEN NABESA		
மின். இ. எண்:	200070070825916	கட்டண முறை :	TNPDCL PAYMENT PORTAL
இரசீது எண் :	PGCCAN797540413	நாள் :	24/10/2025 15:55:25

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	19630.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	1766.70
4	46942-SGST @9%	1766.70
5	62948-Rounding Off	-0.40
	மொத்தம்	23163.00

தொகை (எழுத்தால்) ரூ. Twenty Three thousand One hundred Sixty Three only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :

24x7 மின்னகம்

94987 94987

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: ARTISTIC ENCLAVE PHASE-2 Comprised land in Old Survey No:8/2pt, Town Survey No:5/2C1D,5/2C1E & 5/2C3, Ward No:B, Block:04, Comprised in Karaiyiruppu village, Thachanallur Town, Tirunelveli Taluk, Tirunelveli District/Corporation.

Date: 12.12.2025

M.SHEIK ABDUL KADER (PAN-FDPPS2645Q) , M.KULMYDEEN NABESA (PAN-DGGPK6256M) & M.LALITHA KAMESHWARI (PAN-AIAPL2345R), No:98, Harrington Road, Chetpet, Mylapore, Chennai-600031.

Subject: Certificate for **"ARTISTIC ENCLAVE PHASE-2 "**

Sir,

I,**Udhayakumar.K** having License No. **CGLDIST/RE/Gr-II/2023/05** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"ARTISTIC ENCLAVE PHASE-2"** situated on the Plot bearing Old Survey No:8/2pt, Town Survey No: 5/2C1D,5/2C1E & 5/2C3, Ward No:B, Block:04, Comprised in Karaiyiruppu village, Thachanallur Town, Tirunelveli Taluk, Tirunelveli District/Corporation. Demarcated by its boundaries (latitude and longitude of the end points) 8°45'43.3"N 77°42'58.7"E. Area measuring 54977.00 Sq.mts. being developed by **M.SHEIK ABDUL KADER, M.KULMYDEEN NABESA & M.LALITHA KAMESHWARI**

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 DTCP APPROVAL NO. (L.P/DTCP NO:73/2025), PLANNING PERMISSION NO. (PP/L.P/TLPA NO. SWP/77/2025) Dated 28/07/2025, LOCALBODY CORPORATION APPROVAL ROC NO:GP1/6071/2025, CFC NO:146/CP/25-26/0031526, TTDCP NO:SWP/77/2025, Dated:11-12-2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

K.UDHAYAKUMAR, B.E.,
DTCP Registered Engineer Grade-II (RE)
Regn. No. CGLDIST/RE/Gr-II/2023/05/004
No.31C/69, Dr.Ambedkar Nagar, 1st Street,
Kolathur, Chennai-600 099.
Mob No. 7305547603

Enclosed:

Photographs of all sides of site

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K.UDHAYA KUMAR** has enrolled as **Registered Engineer Grade-II (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for **07 years**.

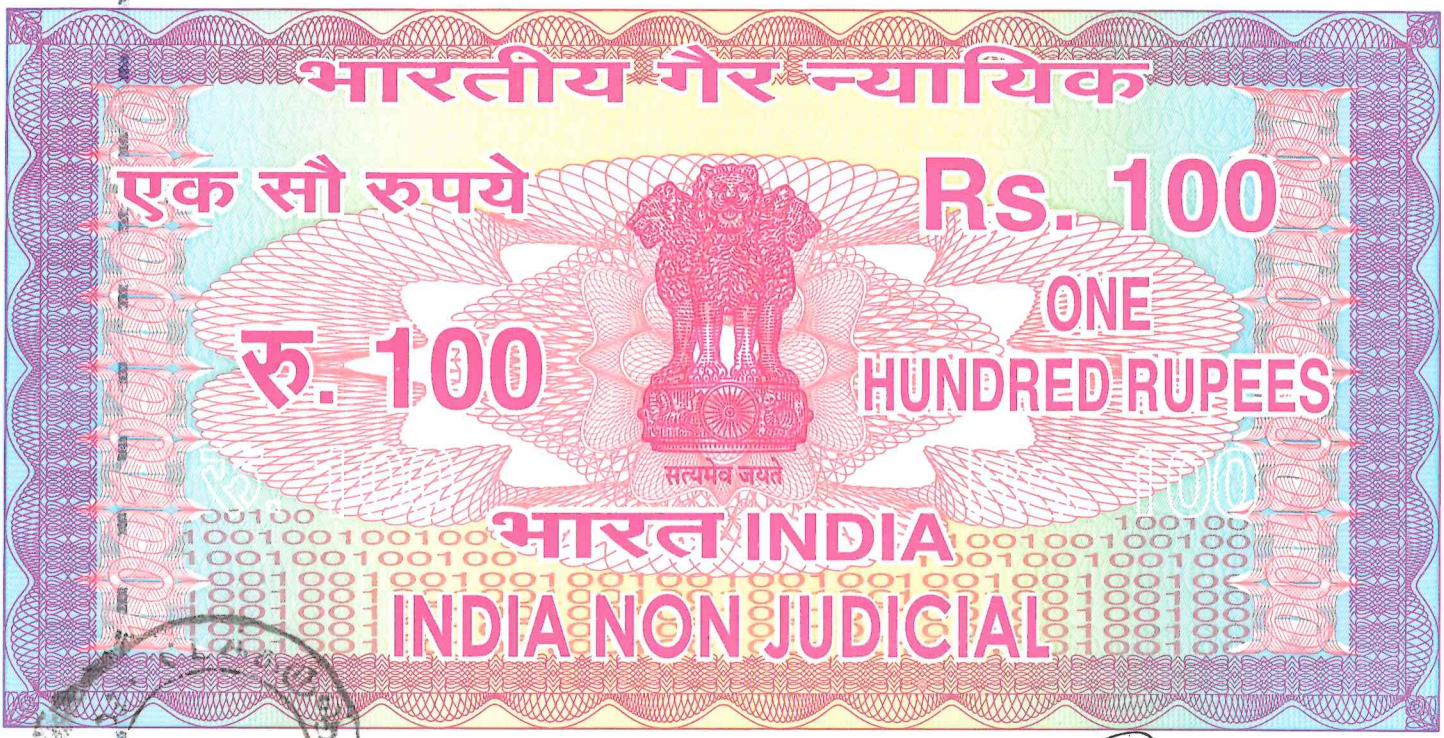
He has been given the Registration No. **CGLDIST/RE/Gr-II/2023/05/004** on **31.05.2023**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. Dated 04.02.2019.

This Registration is valid upto **30.05.2028**.

31/5/23

Assistant Director,
Chengalpattu District





தமிழ்நாடு तमिलनाडु TAMILNADU

EG 111902

K. SANKAR (S.
L. No: 1481/9..
Chennai-1

08 NOV 2025

M. Sheik Abdul Kader
Chennai

FORM-B

Affidavit cum Declaration

(Declaration supported by an Affidavit, Which shall be signed by the Promoter or any person authorized by the promoter)

M.SHEIK ABDUL KADER (PAN-FDPPS2645Q), M.KULMYDEEN NABESA (PAN-DGGPK6256M) & M.LALITHA KAMESHWARI (PAN-AIAPL2345R) situated at land in Old Survey No:8/2pt, Town Survey No: 5/2C1D,5/2C1E & 5/2C3, Ward No:B, Block:04, Comprised in Karaiyiruppu village, Thachanallur Town, Tirunelveli Taluk, Tirunelveli District/Corporation. Project Named **"ARTISTIC ENCLAVE PHASE-2"**

Promoter of the proposed project.

We, **M.SHEIK ABDUL KADER (PAN-FDPPS2645Q), M.KULMYDEEN NABESA (PAN-DGGPK6256M) & M.LALITHA KAMESHWARI (PAN-AIAPL2345R)**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

M. Sheik Abdul Kader

(M.SHEIK ABDUL KADER)

M. Kulmydeen Nabesa

(M.KULMYDEEN NABESA)

M. Lalithakamesh.

(M.LALITHA KAMESHWARI)

1. That We/ promoter have / has a legal title to the land on which the developmentof the project is proposed legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. The Project is Completed.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That We / promoter shall get the accounts audited within six months after theend of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That We / promoter shall take all the pending approvals on time, from the competent authorities.

8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M. Sheik Abdul Kader

(M.SHEIK ABDUL KADER)

M. Kulmydeen Nabesa

(M.KULMYDEEN NABESA)

M. Lalitha Kameshwari.

(M.LALITHA KAMESHWARI)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me Tirunelveli on 12th day of December 2025.

(M.SHEIK ABDUL KADER)

(M.KULMYDEEN NABESA)

(M.LALITHA KAMESHWARI)

Deponent

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

Verified RealEstate
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Chennai 600 097, India
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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.