Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project : Comprised in S.No: Comprised in S.Nos.475/1A2,477/2,482/6B & 482/7A4B of Mangadu 'B' Village, Mangadu Municipality .
Kundrathur Taluk, Kancheepuram district.

Date: 23.9.2024

1. **M/s Stepsstone Promoter Pvt Ltd.**

   Mr. K.Mothish Kumar (Managing Director)
   No.1/1,Sakthi Nagar, 2nd Street, Choolaimedu,
   Chennai - 600 094.

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2. **M/s Smart Ideal Infra LLP**

   Mr.K. Sharfudeen (Designated Partner)

   No. 13 /12, State Bank Street, Anna Salai,
   Chennai - 600 002.

Subject: Certificate for **VATSA VIVID**

Ref: _____ (TNRERA Registration Number)

Sir,

I, **Mr.R.Chandrasekaran** (name of the Architect/ Licensed Surveyor) having License No. **RE /GR-1/19/02/005** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at Vatsa Vivid situated on the Plot bearing @ Mangadu Chennai. Comprised in S.Nos. 475/1A2,477/2,482/6B & 482/7A4B of Mangadu 'B' Village, Mangadu Municipality .
Kundrathur Taluk, Kancheepuram district.

demarcated by its boundaries (latitude and longitude of the end points)

Point	Latti/Longi	GPS Coordination	Direction
A	Latitude	13° 1'57.09"	N
	Longitude	80° 7'19.09"	E
B	Latitude	13° 1'56.03"	N
	Longitude	80° 7'23.20"	E

R. Chandrasekaran

R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
SE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
9444992018, Email: grcsekaran58@gmail.com

C	Latitude	13° 1'54.03"	N
	Longitude	80° 7'22.60"	E
D	Latitude	13° 1'53.29"	N
	Longitude	80° 7'29.80"	E
E	Latitude	13° 1'53.02"	N
	Longitude	80° 7'29.75"	E
F	Latitude	13° 1'53.84"	N
	Longitude	80° 7'22.10"	E
G	Latitude	13° 1'54.11"	N
	Longitude	80° 7'22.18"	E
H	Latitude	13° 1'55.30"	N
	Longitude	80° 7'18.40"	E

of of Mangadu 'B' Village, Mangadu Municipality .Kundrathur Taluk, Kancheepuram district. the measuring 9838 Sq.mt Being developed by **M/s Stepsstone Promoters Pvt .Ltd**., & **M/s Smart Ideal Infra LLP**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Plot 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 layout plan sanctioned **Cmda Approved Layout No: P.P.D / L.O No: 146 /2024 Dated 9/07/2024 & Mangadu 'B' Village Local Body P.P. No : 02/2024-2025 Dated 30/8/20204** including all amenities and facilities as committed by the promoter to the allottes

Yours Faithfully,

Stamp., Singature & Name **(Mr. R.Chandrasekaran)** of Licensed Surveyor with

Reg. License No : RE /GR-1/19/02/005

R. Chandrasekaran

R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
SE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
9444992018, Email: grcsekaran58@gmail.com

Photographs of all sides of site

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. R. CHANDRA SEKARAN** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.(Civil Engg.)** and experience in the relevant field for **30**years.

He has been given the Registration No.**RE/GR-I/2019/02/005 Renewed** on **27.02.2024.** 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 **26.02.2029**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

27/2/24

(A. MEGANATHAN)
Superintendent

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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+91 9996 12 9996

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.