Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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
verified.realestate

Form-5

CertificatebyArchitect/LicensedSurveyor

(CertificateforthepurposeofcompletionofLayout/Sub-DivisionProject)

Address of the Project: **S.F.No's:1/1, 1/2 at Venkatesamuthiram Village / Panchayat, Ambur Taluk, Madhanur Panchayat Union, Tirupathur District & S.F.No's: 286/2, 291/1, 291/2, 292/1, 293/1 at Thuthipattu Village / Panchayat, Ambur Taluk, Madhanur Panchayat Union, Tirupathur District.**

Date: 14.12.2024

1. S.Arunagiri , 2.A.Sankaran,3. A.Parameshwaran, 4.K.Geethalakshmi, 5. K.Yamini, 6.K.Abinaya, 7.C.Babu, 8.CSakthivel, 9.B.Hemalatha, 10.B.Deepika,11.C.Suganya, 12.S.Srihari.(Name of the Promoter)

Thiru.S.Arunagiri & 11 Others, No. 216, Om SathikVinayagar koil sreet,Vellore District -632 007 (Address of the Promoter)

Subject: Certificate for **EDERN GARDEN** (Name of the project)

Ref: _____(TNRERA Registration Number)

Sir,

I,**Er.S.Dhanesh** (name of the Architect/Licensed Surveyor) having License No.**RE/Gr-III/01/2020** had undertakenassignmentasanArchitect/LicensedSurveyorfortheassessmentandverificationofdevelopment of work done at **EDERN GARDEN** (name of the project) situated on the Plot bearing Survey no **1/1,1/2, : 286/2, 291/1, 291/2, 292/1, 293/1** Plot no. _____demarcatedbyitsboundaries(latitudeandlongitudeoftheendpoints)_ 12.796920" N to the North 12.795708" S to the South 78.705410"S to the East 78.703908"E to the West of Division **Venkatesamuthiram & Thuthipattu** Village **Ambur** Taluk **Tirupathur** District **1 to 197** measuring **37980.00 sq.mts**. Being developed by **1. S.Arunagiri , 2.A.Sankaran,3. A.Parameshwaran, 4.K.Geethalakshmi, 5. K.Yamini, 6.K.Abinaya, 7.C.Babu, 8.CSakthivel, 9.B.Hemalatha, 10.B.Deepika,11.C.Suganya, 12.S.Srihari** (Name of the Promoter).

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 perth e Plotting layout plan sanctioned by **Directorate of Town & Country Planing (DTCP) Tirupathur** (Name of the sanctioned authority) *vide* Planning Permission No.**77/2024 dated 27.07.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp,Signature&Name(INBLOCKLETTERS)ofArchitect/LicensedSurveyorwith(Reg.License No.**Er.S.Dhanesh & RE/Gr-III/01/2020)**

Enclosed:

Photographs of all sides of site

Er. S. DHANESH, D.C.D.C.E.,
Registered Engineer-Grade-III,
Reg. No. RE/Gr-III/01/2020
Deputy Director Town and Country Planning
(D.T.C.P.), Vellore - 632 001.
Cell No : 99945 27047

PROFESSIONAL REGISTRATION CERTIFICATE

TVM/RE Grade-III-01/2020

This is to certify that **Thiru. DHANESH.S**, having the qualification of National Council For Vocational Training in the Trade of **Draughtsman Civil** and experience in the relevant field for 9 Years, has been enrolled as Registered **R.E Grade III** of the Town and Country Planning Department.

He shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the TamilNadu Combined Development and Building Rules-2019, vide **G.O.(Ms) No.18** Municipal Administration water supply (MAI) Department, Dated:**04.02.2019**

This Registration is valid upto 25.08.2025



26 AUG 2020

Assistant Director,
Deputy Director of Town and Country Planning Office
Tiruvannamalai.

தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : A PARAMESHWARAN

மின். இ. எண்: 200084441124764 கட்டண முறை : TANGEDCO PAYMENT PORTAL

இரசீது எண் : PGNSBI692800429 நாள் : 27/11/2024 17:11:43

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61962-Registration cum Processing Charges**	2145.00
	மொத்தம்	2145.00

தொகை (எழுத்தால்) ரூ. Two thousand One hundred Forty Five only

இதர விவரங்கள் :

1.TANGEDCO CIN No. : U40109TN2009SGC073746

2.TANGEDCO 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

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.