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

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DIGITALLY VERIFIED RECORD

Form-5
Certificate by Architect
(Certificate for the purpose of completion of Layout Project)

Address of the Project: Layout "**RUBY SILVER SPRING**" of plot/house sites at the property comprised in S. No. 100/2A1A1 & 100/2A1B of Agaramthen Village within limits of ST. Thomas Mount panchayat Union.

Date	: 25-11-2025
Name of the Promoter	: K Ruby Manoharan
Address of the Promoter	: Ruby Builders & Promoters No. 247-B, Velachery Main Road, Selaiyur, Chennai -73.

Subject: Certificate for the completion of all works of the Layout of house sites comprised in **S.No:** 100/2A1A1 & 100/2A1B of Agaramthen Village within limits of ST. Thomas Mount panchayat Union.

Sir/Mam,

I, **Mohammed Aarif (Architect) having License No. CA/2012/56313,** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at the above mentioned layout, situated on 100/2A1A1 & 100/2A1B of Agaramthen Village within limits of ST. Thomas Mount panchayat Union. Demarcated by its boundaries (latitude and longitude of the end points)12.873506987690602,80.15200375748104&12.872944971833745,80.15196018182569&12.872966614924383, 80.15130231834586&12.872414157797825, 80.1513346198787 to the west 12.873474248974384, 80.15243317710309& 12.872324860752833, 80.152454670852to the east 12.87352105464393, 80.15199781989884 &12.87347211028206, 80.15243878267705to the North 12.87243502591366, 80.15133375225744&12.872467831114607, 80.15242718863716 to the South of S. No. 100/2A1A1 & 100/2A1B of Agaramthen Village within limits of ST. Thomas Mount panchayat Union. **Measuring an extent of 8935 Sq.M** Being developed by Ruby Builders & Promoters represented by K Ruby Manoharan partner of Ruby Builders and 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 CMDA Approval Vide PPD No.OL-PPD/LO/0155/2025 dated on 25-08-2025 and Local Body approval Vide No. OL-02073 dated 26-09-2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

(Mohammed Aarif)
Architect
CA/2012/56313

MOHAMMED AARIF
ARCHITECT
CA/2012/56313

Details of Architect [Reg. No: CA/2012/56313, Valid Till: 31/December/2034]

Architect Name:	Mr. Mohammed Aarif N.	**Father/ Husband Name:**	Shri. N. Gani
Date Of Birth:	05/Feb/1989	**Gender:**	Male
Degree:	Original	**Communication Address:**	NO.52, FLAT NO.5B, BLUE DIAMOND APT., MOTHILAL STREET, T.NAGAR, Chennai - 600017, TAMIL NADU





Current Status: Active

Payment History

Last Payment Details

Receipt No.	Receipt Date	Description	From	To	Amount
OB22823	13/Jun/2025	Restoration Fee	01/Jan/2025	31/Dec/2025	1,000.00
		Fine			100.00
		Renewal Fee(One Time Payment)			6,000.00

Print Renewal Application

Reciept Total: 7,100.00

Endorsement Due

From * 01/01/2035 **To** * 31/12/2044

ENDORSEMENT is Allowed, before 1 Year! Please try later!

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.