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

(1)

Form-5

Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: **"KAVERI AVENUE"** No. of Plots: 48 , S.No.273/1A, Perathur Village, Tiruvallur Taulk, Tiruvallur District, Tamil Nadu - 602021

Mr.S.SARATH BABU, Mr.R.MUGUNDHAN,
Mr.M.D.NANDAKUMAR, Mr.P.MURUHAN
No.239, Perumal Kovil Street,
Maduravoyal, Chennai - 600095

Date: 29.05.2026

Subject: Certificate for **KAVERI AVENUE**

Sir,

I, **NAVIN PRASSAD M R** having License No. CA/2018/102495 had undertaken assignment as an Architect for the assessment and verification of development of work done at **"KAVERI AVENUE"** situated on the Plot bearing Survey no.273/1A, Perathur Village, Tiruvallur Taulk, Tiruvallur District, Tamil Nadu - 602021 demarcated by its boundaries latitude – 13.171038 and longitude – 79.955177 to the North : Vacant Land of Survey No.269 to the South : Vacant Land of Survey No.276 & 273/2A to the East : Vacant Land of Survey No.270 to the West : 10 feet Existing Road of S.No.273/1A, Perathur Village, Tiruvallur Taulk, Tiruvallur District, Tamil Nadu - 602021 measuring 8140sq. mts. Being developed by Mr.S.SARATH BABU, Mr.R.MUGUNDHAN, Mr.M.D.NANDAKUMAR, Mr.P.MURUHAN.

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 Directorate of Town and Country Planning (DTCP) *vide* Planning Permission No. SWP/DTCP/TVLR/LAYOUT No:37/2025 dated 08-05-2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Navinprassad

Ar. NAVINPRASSAD MR., B.Arch.
Registered Architect. Regd.No. CA/2018/102495
38/2, Ground Floor, 16th street, R Block,
Anna Nagar, Chennai-600040. Ph : +91 9840298557
mail : ra.arch.navin67@gmail.com

Enclosed:

Photographs of all sides of site

COUNCIL OF ARCHITECTURE

A Statutory Authority of Government of India under the Architects Act, 1972 (A Central Law)

CERTIFICATE OF REGISTRATION



This is to certify that the name of

Mr. Navin Prassad M R

has been entered in the Register of Architects maintained by the Council and his

Registration No. is

CA/2018/102495

The Certificate is valid from twenty-seventh day of December 2018
to the thirty-first day of December 2033

This Certificate is valid subject to renewal/extension of Registration from time to time for which a digitally signed certificate shall be issued by the Council, separately.

List of Additional Qualifications:

This Certificate is issued under the Common Seal of the Council of Architecture
on this Twenty-fifth day of September 2024

Registrar-Secretary

President

This Certificate of Registration, being issued under Section 24 (7) and Section 26 (4) of the Architects Act, 1972, is the property of the Council and must be surrendered to Council in case registration is not renewed within stipulated time period, failing which fine may be levied under Section 38 of the Act.

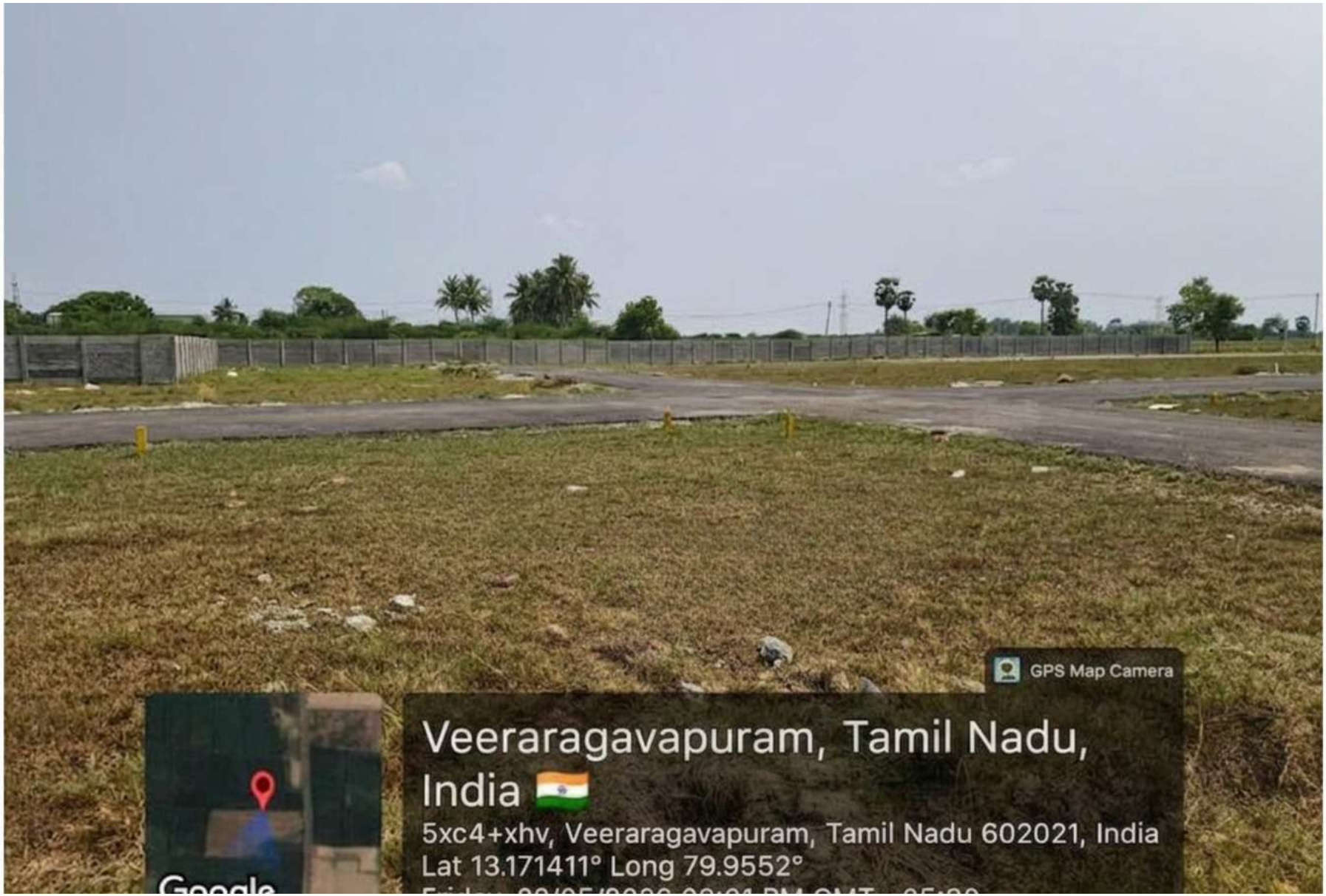

GPS Map Camera
Veeraragavapuram, Tamil Nadu, India
5x94+p4w, Veeraragavapuram, Tamil Nadu 602021, India
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Friday, 22/05/2026 02:09 PM GMT +05:30
Google

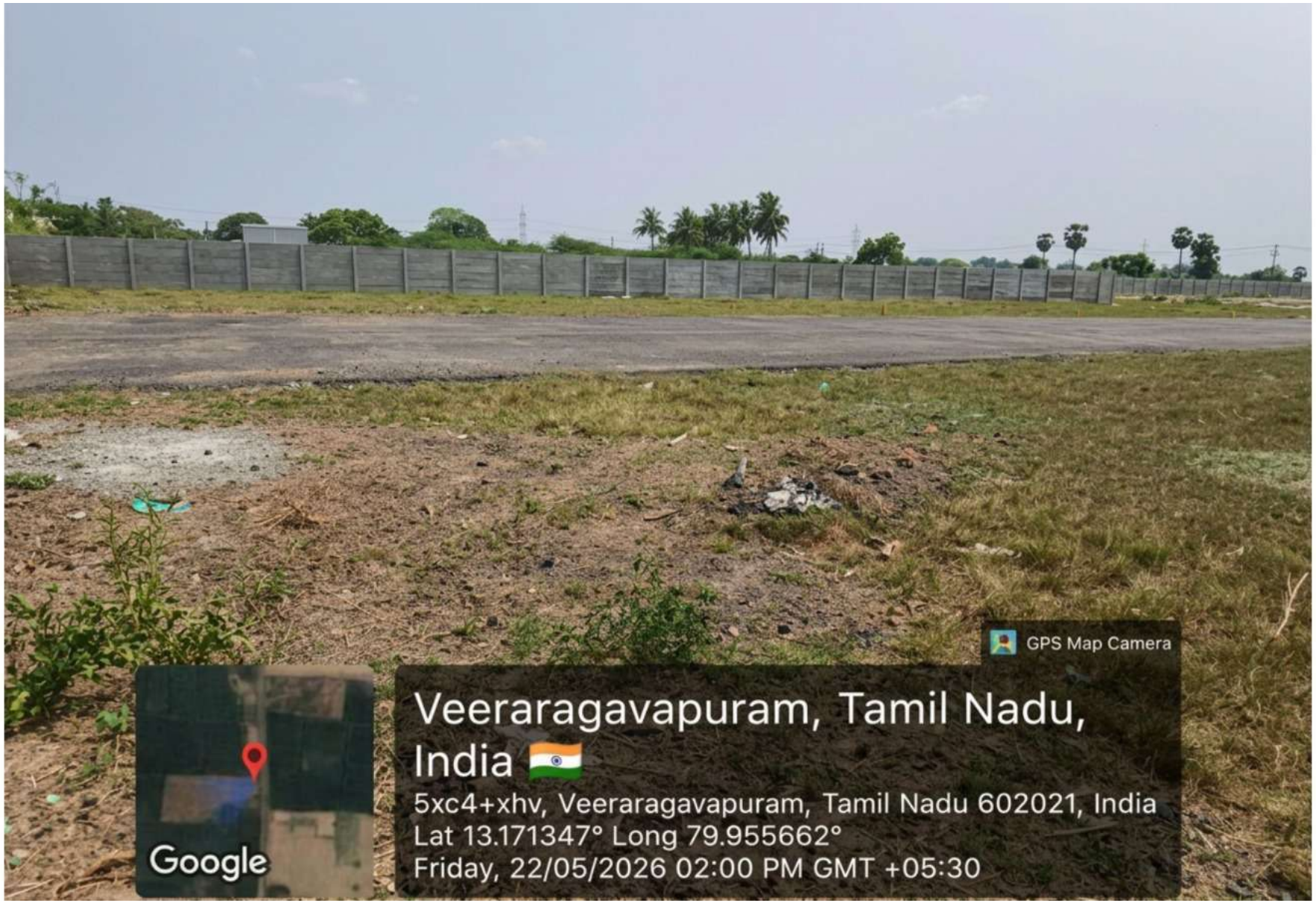




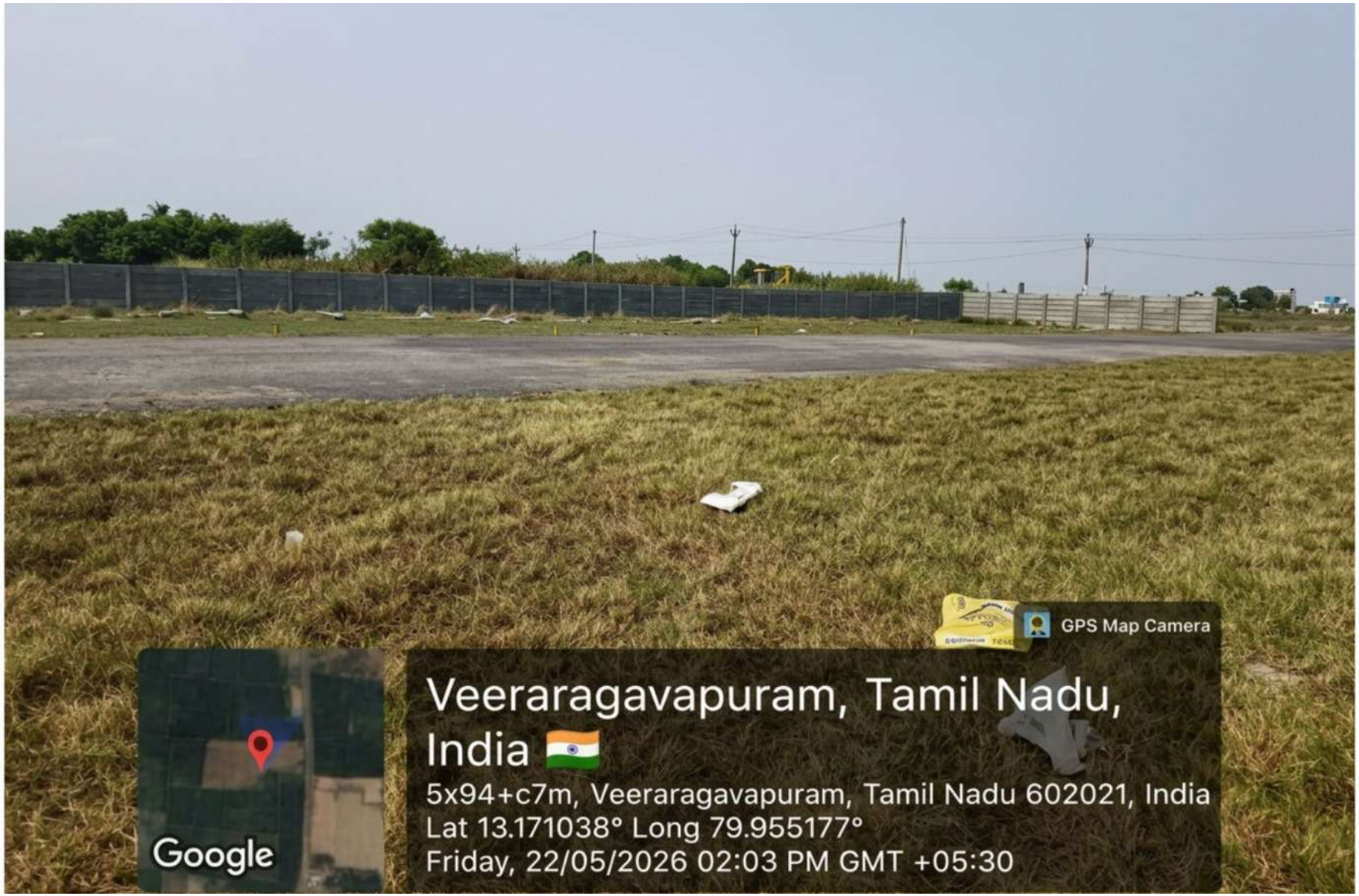


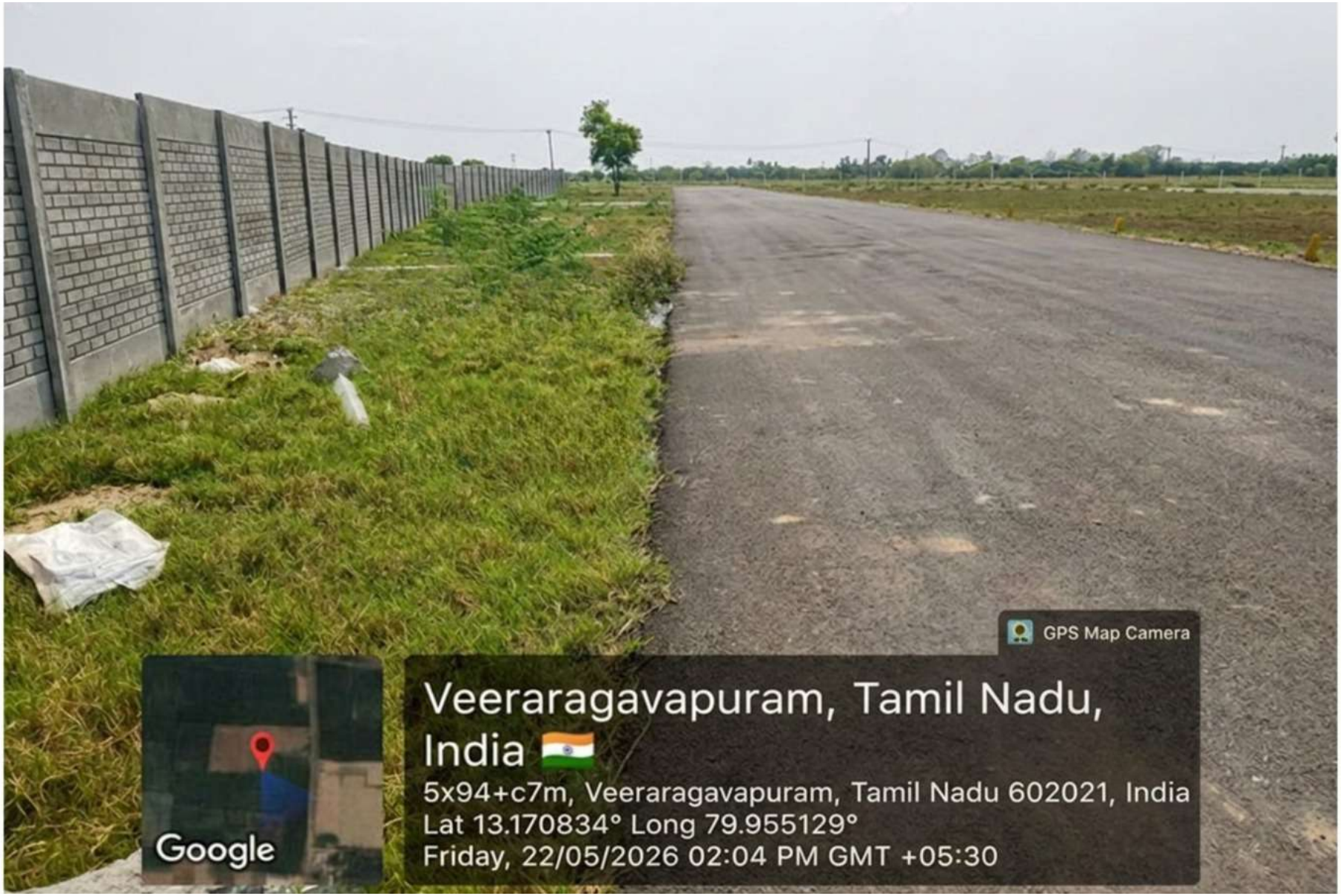



GPS Map Camera
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5xc4+xhv, Veeraragavapuram, Tamil Nadu 602021, India
Lat 13.171411° Long 79.9552°


GPS Map Camera
Veeraragavapuram, Tamil Nadu, India
5xc4+xhv, Veeraragavapuram, Tamil Nadu 602021, India
Lat 13.171347° Long 79.955662°
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Google


GPS Map Camera
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Friday, 22/05/2026 02:03 PM GMT +05:30


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Veeraragavapuram, Tamil Nadu, India
5x94+c7m, Veeraragavapuram, Tamil Nadu 602021, India
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Friday, 22/05/2026 02:03 PM GMT +05:30


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5x94+c7m, Veeraragavapuram, Tamil Nadu 602021, India
Lat 13.170834° Long 79.955129°
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Google

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.