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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Named as "M G AVENUE" Situated At S.NO. 332/1, 332/2 & 333/5B, - PONNERI-II (Kummangalam) Village, Ponneri Taluk, Thiruvallur District, Tamil Nadu State.

Date: 04/08/2025

(1) MAHENDRA KUMAR GUPTA, No. AH210/7, 2ND STREET, 8th MANIN ROAD, ANNA NAGAR, CHENNAI - 600 040.
(2) GIRISH GUPTA, No. AH210/7, 2ND STREET, 8thMAIN ROAD, ANNA NAGAR, CHENNAI - 600 040.
(3) MEENA GUPTA, AH210/7, 2ND STREET, 8thMAIN ROAD, ANNA NAGAR, CHENNAI - 600 040.
(4) G.SAMBATHKUMARI, PLOT NO.2, 7, ANJANI SQUARE, RAJA ANNAMALAI ROAD, PURASAIWALKAM, CHENNAI - 84.
(5) S. HEMALATHA TATIA, PLOT NO.2, 7, ANJANI SQUARE, RAJA ANNAMALAI ROAD, PURASAIWALKAM, CHENNAI - 84.
(6) MAINA TATIA, PLOT NO.2, 7, ANJANI SQUARE, RAJA ANNAMALAI ROAD, PURASAIWALKAM, CHENNAI - 600 084.
(7) YASH GUPTA, 262/722, THIRUVOTRIYUR HIGH ROAD, NEW VANNARPET, CHENNAI - 600 081.
(8) GEETHA , NO.6, VIVENKANDAR NAGAR, KOLATHUR, CHENNAI -600 099.
(9) SUNDARESAN RAVI No.239, 8th Street, Pent House, Gee Gee Springs, Avvai Shanmugam Salai, Gopalapuram, Chennai – 600086.
(10) SANDEEP KUMAR No.8C, Rainbow Pinnacle, 8th Floor, no.21, Millers Road, Kilpauk, ch-110
(11) SHANMUGA SUNDARAM No.10, DEVAKI NAGAR 2nd LANE, PONNIYAN MEDU, KOLATHUR, CH-99.
Subject: Certificate for "M G AVENUE" (Name of the project)

Ref:

Sir,

(TNRERA Registration Number)

1, K.BHARATH (name of the Architect/ Licensed Surveyor) having License No. RE/Gr-III/2022/08/138 on 26.08.2022. Had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of Development of work done at "M G AVENUE" (name of the project) situated on the Plot bearing Survey no. 332/1, 332/2 & 333/5B demarcated by its boundaries (latitude and longitude of the end points) to the 13° 19' 46.6" North 80° 10' 57.1" to the East, PONNERI II (Kummangalam) Village, Ponneri Taluk, Thiruvallur District, Tamil Nadu State, 19850 sq.mtrs. Being developed by 1.MAHENDRA KUMAR GUPTA, 2.GIRISH GUPTA, 3. MEENA GUPTA, 4. G.SAMBATHKUMARI, 5. S. HEMALATHA TATIA, 6. MAINA TATIA & 7. YASH GUPTA (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 per the Plotting layout plan sanctioned by DTCP (Name of the sanctioned authority) vide Planning Permission No. 160/2023 dated 12-07-2023 including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License NO.

Reg License No - **RE/G-III/AUG-2022/138**

Er. K. BHARATH, B.E., D.C.E.,
Authority of Licensed Planner in
(VLPA - RE/G-III/AUG2022/138)
KUTTY BUILDERS
No. 7, Jaya Complex, Kannan Nagar,
Sripuram Road, Ariyur, Vellore - 632 055.
✆ : 80722 03787

GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT
Joint Director, District Town and Country Planning Office,
Vellore District
IInd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opp to Periyar Park,
Vellore 632 001
Website: WWW.tn.gov.in/dtcp
Mail ID:ddtcpvlr9@gmail.com
Phone No:0416-2225344

Roc No:1139/2022/VR3 ***Dated:26 .08.2022***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K.Bharath** has enrolled as **Registered Engineer Grade –III (RE)** with Joint Director, District Town and Country Planning Office- Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 03 years.

He has been given the Registration No. **RE/G-III/AUG 2022/138** on 26.08.2022. 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) Department, Dated: 04.02.2019.

This Registration is valid upto 25.08.2027.



26 AUG 2022

Joint Director, District Town and Country Planning Office,
Vellore District.

To
Thiru. K.Bharath,
No.79, 2nd Street,
Anna Nagar, Odugathur,
Vellore- 632 103

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.