Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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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 Protect.

House Site Layout approved by CMDA **in P.P.D.L.O.No.29/2024, dt. 12.2.24 and by Greater Chennai Corporation in SD/WDCN15/00126/2024 dt. 23.7.24 consisting of 11 plots from Plot No.102 to 112in Public Purpose Plot I Lying in the approved Layout PPD LO No.82/2019 comprised in** S.No. in 71/3Apt, & 3Bpt, 72/1pt, 2pt, 3A, 3B & 3Cpt and 73/3Apt, 4, 5A pt & 5B pt. of Karapakkam village, Sholinganallur Taluk, Chennai District within the limits of Greater Chennai Corporation limits.

Date: 09.10.2024.

Emerald Haven Town and Country Private Limited
Ispahani Cenre.4th Floor No.1 23 & 124 Nungambakkam High Road,
Nungambakkam Chennai 600 034

Sub: Certificate for completion of House Site Layout Project by name "TVS Emerald Hamlet Phase III"

I S. Muralidharan ,Registered Architect, Council of Architecture Regn. No. CA/2003/31585 had undertaken assignment as a Registered Architect for the assessment and verification of development of work done in the House Site Layout "TVS EMERALD HAMLET PHASE Ill approved by CMDA in **P.P.D.L.O.No. 29/2024, dt. 12.2.24 and by Greater Chennai Corporation in SD/WDCN15/00126/2024 dt. 23.7.24 consisting of 11 plots from Plot No.102 to 112comprised in** S.No. 71/3Apt, & 3Bpt, 72/1pt, 2pt, 3A, 3B & 3Cpt and 73/3Apt, 4, 5A pt & 5B pt. of Karapakkam village, Sholinganallur Taluk, Chennai District within the limits of Greater Chennai Corporation demarcated by its boundaries

Latitude	Longitude
12°54'42.28"N	80°14'3.42"E
12°54'42.64"N	80°14'6.70"E
12°54'42.02"N	80°14'6.61"E
12°54'41.86"N	80°14'3.39"E

(latitude and longitude of the end points) to the North to the South to the East to the West measuring 1650 sq.m being developed by **M/s. Emerald Haven Town and Country Private Limited**

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 the certificate the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by CMDA in **P.P.D.L.O.No. 29/2024, dt. 12.2.24 and by Greater Chennai Corporation in SD/ WDCN15/00126/2024 dt. 23.7.24 consisting of 11 plots from Plot No.102 to 112 comprised in** S.No. 71/3Apt, & 3Bpt, 72/1pt, 2pt, 3A, 3B & 3Cpt and 73/3Apt, 4, 5A pt & 5B pt. of Karapakkam village, Sholinganallur Taluk, Chennai District within the limits of Greater Chennai Corporation limits including all amenities and facilities as committed by the promoter to the allottees

Yours faithfully,

S. MURALIDHARAN,
Council of Architecture Regn. No. CA/2003/31585
Signature and Name (In Block Letters) of Architect/ Licensed Surveyor
Enclosures: Photographs of all sides of the site.

S. MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No. CA/ 2003/ 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

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.