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

CertificatebyArchitect/LicensedSurveyor

CertificateforthepurposeofcompletionofLayoutProject

AddressoftheProject: ASHOK ELITE AVENUE LAYOUT in Survey No.125/4,126/1,126/2,126/4,126/5,126/7,127/3. Area of 19900.00 Sq.m. 4.93 Acres in ASHOK ELITE AVENUE, Uthangudi Village, Madurai Corporation , Madurai East Taluk, Madurai District,Tamilnadu-625017.

Date:12.06.2026

NameofthePromoter : **A. AHOK KUMAR,**

AddressofthePromot : **708 a,Swagath Residency,**
17th East Cross Street , Near BPM School, Anna Nagar,
Madurai, Gandhi Nagar(MA),Tamil nadu -625020.

Subject:Certificatefor **ASHOK ELITE AVANUE** (Nameoftheproject)

Ref:_____(TNRERA RegistraStion Number)

Sir,

I, **ErM.BANUMATHI, BE.**(name of the Architect/ LicensedSurveyor)havingLicenseNo. **REGISTRATION NO: RSE.GR-II 2023/08/001 ON 24.08.2023** had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work doneat **ASHOK ELITE AVANUE** (name of the project)situated on the Plot bearingSurvey No; 125/4,126/1,126/2,126/4,126/5,126/7,127/3. Area of 19900.00 Sq.m. 4.93.Acres in demarcated by its boundaries(latitudeandlongitudeoftheendpoints) 09.947182,78.167775 Exisiting roadtotheNorth,S.No: 127/1,127/2A1 Kattupatta Nillam, Lands, Exisiting roadtotheSouth,S.No; 126/1,126/2,125/1a Kattupatta Land. Road to the East S.No;127/4a,127/4b,127/4c1 And 127/4c2a Kattupatta Land , Land to the West S.No;142/5 And 1 acres and 74 cent Nanjai Land also. **ASHOK ELITE AVENUE, Uthangudi Village , Madurai Corporation, Madurai East Taluk, Madurai District, Tamil Nadu-625017.** District measuring 19900.00**. sq.m.**Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout Sub-DivisionProject,Icertifythatasondateofthiscertificate,theprojecthasbeendevelopedandcompletedinallrespectsasperthePlottinglayoutplansanctioned by **DepuEty Director Of Town And Country Planning Madurai** vide Planning PermissionNo. **R.No: 58667/2R2CS8RL/SWA/2025/2026/TCP Approval No: ம.வ /ம.உ.தி.கு.எ.ண்:32/2026 , திட்ட அனுமதி.எண்:33/2026** dated **05.06.2026** including all amenities and facilities as committed bythe promoter totheallottes.

YoursFaithfully,

ErM.BANUMATHI, BE.,

M. Banumathi
12/06/26

Er.M.BANUMATHI
Registered Structural Engineer Grade-II(RSE)
Registration No:RSE GR-II 2023/08/001
Bharathi Nagar - VEDASANDUR,
DINDIGUL-624710

Enclosed:

DTCP THENI

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
DISTRICT TOWN AND COUNTRY PLANNING,THENI

Door No.446/A 17 Ward, Nehruji Street, Allinagaram, Theni -625 531.
Phone: 04546 252022, E.mail - ID thenidtcp@gmail.com

Roc.No.811/2023/TD1 Dated : 24.08.2023

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Tmt. M.BANUMATHI** has enrolled as **REGISTERED STRUCTURAL ENGINEER GRADE-II (RSE)** with **District Town And Country Planning, Theni (DTCP)**, who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field : for **8 years.**

She has been given the **Registration No.RSE.GR-II 2023/08/001 on 24 .08.2023.** She 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 **23.08.2028.**



ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING,
THENI DISTRICT

24/8/2023

To
Tmt. M.Banumathi ,
Bharathi Nagar,
Vedasandur
Dingigul -624710.
Mobile No. 8838011271

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.