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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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: S.No. 229/2A2, 229/2B, 230/2A, 231/1A, 232/1A, 232/2, 233/1, 234/1A, 234/1B, 234/2B, 234/3A, 234/3B, 234/3C, 238/1A, of Valarpuram Village, Sriperumbudur Taluk, Kanchipuram District & S.No. 438/1, 440/2, 440/3, 441/2 & 442/4 of Mannur Village, Sriperumbudur Taluk, Kanchipuram District, Tamil Nadu State

Date: 06-02-2026

Name of the Promoter: M/s. KG Foundations Pvt Limited

Name of Landowners: Mr. Surendra Kumar

Address of the Promoter: No. 5, Ground Floor, Bishop Wallers Avenue (East), Mylapore, Chennai – 600 004.

www.nva.in

Subject: Certificate for KG KINGDOM OF JOY

Ref: TN/1/LAYOUT/0188/2025 (TNRERA Registration Number)

Sir,

I, Mr. **Vijay Ramamurthy** having COA No. **CA/2004/33827** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at KG KINGDOM OF JOY set up at S.No. 229/2A2, 229/2B, 230/2A, 231/1A, 232/1A, 232/2, 233/1, 234/1A, 234/1B, 234/2B, 234/3A, 234/3B, 234/3C, 238/1A, of Valarpuram Village, Sriperumbudur Taluk, Kanchipuram District & S.No. 438/1, 440/2, 440/3, 441/2 & 442/4 of Mannur Village, Sriperumbudur Taluk, Kanchipuram District, Tamil Nadu State demarcated by its boundaries (latitude and longitude of the end points) **N13.025064, E79.968177** and **N13.024994, E79.964469** to the north **N13.023042, E79.968252** and **N13.023077, E79.966095** to the south **N13.025064, E79.968177** and **N13.023042, E79.968252** to the east **N13.024994, E79.964469** and **N13.023642, E79.964285** to the west of Valarpuram Panchayat and Mannur Panchayat and Village, Sriperumbudur Taluk, Kanchipuram District measuring **81,830 Sq.m** Being developed by M/s. KG Foundations (p) Limited and the Land owners.

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 vide Planning Permission No. BR0ZN82I/2023/TCP dated: 18/03/2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

VIJAY RAMAMURTHY, B.Arch.,
COA.REGN.No. CA / 2004 / 33827
CORPORATION REGN. No. RA003302022
03, LAKSHMI SUDHARA, NEW No. 36, 3RD STREET,
ABHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9519202199

Enclosed:

Photographs of all sides of site

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T / +91 44 2457 2457



GPS Map Camera

Chennai, Tamil Nadu, India

5, Valarpuram, Chennai, Tamil Nadu 602105, India

Lat 13.023954° Long 79.968134°

Saturday, 07/02/2026 03:35 PM GMT +05:30

Google

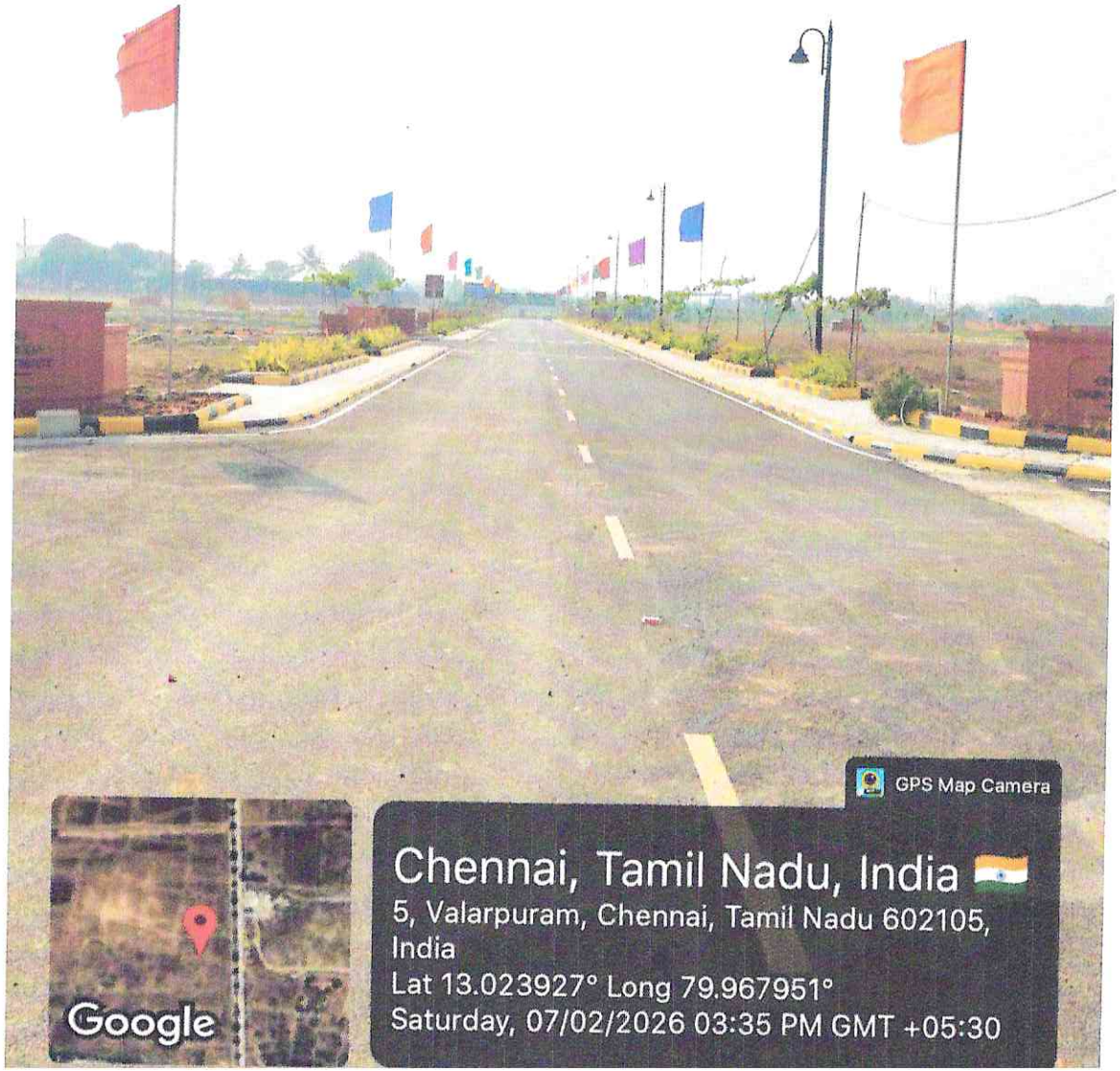

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Mannur, Tamil Nadu, India
2xf7+cj6, Mannur, Tamil Nadu 602105, India
Lat 13.024425° Long 79.965972°
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Mannur, Tamil Nadu, India
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Lat 13.024434° Long 79.966028°
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Mannur, Tamil Nadu, India
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GPS Map Camera
Nayapakkam, Tamil Nadu, India
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Lat 13.024851° Long 79.966783°
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Lat 13.024066° Long 79.966013°
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Google


KG
PANDYA
5th STREET
GPS Map Camera
Valarpuram, Tamil Nadu, India
2xc8+qch, Valarpuram, Tamil Nadu 602105, India
Lat 13.02358° Long 79.966529°
Saturday, 07/02/2026 03:40 PM GMT +05:30
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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.