Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Form-5

**CertificatebyArchitect/LicensedSurvayor**

**(Certificate for the purpose of completion of Layout/Sub-DivisionProject)**

Address of the Project: to be set up at 2.22 Acres or 9000 Sq. Mts., of lands with Survey Nos.168/1A,168/2 & 168/3 and Patta No.5365 at Agaram Village, Arani Panchayat Union, Arani Taluk, Tiruvannamalai District, Tamil Nadu.

Date:24-04-2026

To
Thirumathi.M.Saroja W/o.Munirathinam,
No.37, Ambedkar Street, Arani.
Arani Taluk, Tiruvannamalai District,
PIN: 632 316.

Subject: Certificate for Sri Mahalakshmi Garden(Name of the project)LayoutNo.423/2024.

Ref:_____(TNRERA Registration Number)

Sir,

I,V. Vijaiyan(name of the Licensed Surveyor) having License **No.031/LS/2024-2029/00019** had undertaken assignment as a Licensed Survey or for the assessment and verification of development of work done at on the Plots bearing in S.Nos. 168/1A,168/2 &168/3 situated at **Agaram Village, Layout Number :423/2024, Dt :31-12-2024,** Arani Panchayat Union, Arani Taluk, Tiruvannamalai District, and TamilNadu demarcated by its Boundaries (latitude and longitude of the end points)Latitude 12.617939and Longitude 79.32594 to the North, Latitude 12.617184 and Longitude 79.325462 to the South Latitude 12.617212 and Longitude 79.326256 to the East Latitude 12.617661 and Longitude 79.325533 to the West of the end points, Agaram Village,Arani Taluk, Tiruvannamalai District and Tamil Nadu,Measuring 9000 Sq.Mts. Being developed by Ms. M. Saroja (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 Tiruvannamai District Town and Country Planning Officer *vide* Planning Permission No.Roc No.KCMVMRAP/2024/TCP dated 22-10-2024, **Layout Number:423/2024, Dt :31-12-2024** Including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

V. Vijayan

**Er. V.VIJAIYAN, D.C.E.,**
**Licenced Building Surveyor**
**031/LS/2024-2029/00019**
**Consulting Engineer,**
**N.T.V. Complex, Othavadai Street,**
**NAVALPUR, RANIPET - 2.**

Stamp, Signature & Name(IN BLOCK LETTERS) Licensed Surveyor with (Reg. License No. 031/LS/2024-2029/00019)

Enclosed:

Photographs of all sides of site

**RANIPET MUNICIPALITY**
**RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS**

**Roc. No. 031/CP/23-24/0003815**

**Dated:06-Apr-2026**

**LICENSE No. :031/LS/2019/00019**

Under the by-laws made by the RANIPET MUNICIPALITY municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate,the Executive Authority of the RANIPET MUNICIPALITY hereby licenses **Mr.V VIJAYAN**
Residing at Door No **45G,MANDAVELI STREET,Ranipet,Navalpur,632401**.
to be a **Engineers - Grade III - RE** for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or engages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Municipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

**Conditions of License:-**

| S.No | Condition Name |
|---|---|
| 1 | It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Municipal or Government land. |

**Station**: RANIPET
**Dated**: 06-Apr-2026

**Commissioner,**
**RANIPET MUNICIPALITY**

06/04/2026.


EAST
GPS Map Camera
Tiruvannamalai, Tamil Nadu, India
Arani - Vandavasi - Tindivanam Rd, Tamil Nadu 604504, India, Tiruvannamalai, Tamil Nadu 604504, India
Lat 12.617212° Long 79.326256°
Friday, 06/03/2026 03:58 PM GMT +05:30
Google


GPS Map Camera
EAST
Tiruvannamalai, Tamil Nadu, India
Arani - Vandavasi - Tindivanam Rd, Tamil Nadu 604504, India, Tiruvannamalai, Tamil Nadu 604504, India
Lat 12.617211° Long 79.326258°
Friday, 06/03/2026 03:58 PM GMT +05:30
Google


GPS Map Camera
NORTH
Tiruvannamalai, Tamil Nadu, India
Arani - Vandavasi - Tindivanam Rd, Tamil Nadu 604504, India, Tiruvannamalai, Tamil Nadu 604504, India
Lat 12.617939° Long 79.32594°
Friday, 06/03/2026 04:02 PM GMT +05:30
Google


GPS Map Camera
NORTH
Tiruvannamalai, Tamil Nadu, India 🇮🇳
Arani - Vandavasi - Tindivanam Rd, Tamil Nadu 604504, India, Tiruvannamalai, Tamil Nadu 604504, India
Lat 12.61793° Long 79.325988°
Friday, 06/03/2026 03:44 PM GMT +05:30
Google


SOUTH
Arani, Tamil Nadu, India
J89f+37f, Arani, Tamil Nadu 632316, India
Lat 12.617184° Long 79.325462°
Friday, 06/03/2026 03:52 PM GMT +05:30
Google


GPS Map Camera
SOUTH
Arani, Tamil Nadu, India
J89f+37f, Arani, Tamil Nadu 632316, India
Lat 12.617161° Long 79.325471°
Friday, 06/03/2026 03:52 PM GMT +05:30
Google


GPS Map Camera
WEST
Tiruvannamalai, Tamil Nadu, India
Acharis - Vandavasi - Tindivanam Rd, Tamil Nadu 604504, India, Tiruvannamalai, Tamil Nadu 604504, India
Lat 12.617661° Long 79.355633°


GPS Map Camera
WEST
Tiruvannamalai, Tamil Nadu, India
Arani - Vandavasi - Tindivanam Rd, Tamil Nadu 604504, India, Tiruvannamalai, Tamil Nadu 604504, India
Lat 12.617661° Long 79.325533°
Friday, 06/03/2026 03:49 PM GMT +05:30
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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.