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

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout of the Project)

Address of the Project

Layout of plots comprised in Survey Nos. 238/2A2, 2B1B, 2B3 and 238/4C at Oragadam Village, Thiruporur Taluk, Chengalpattu District, Tamilnadu.

Date 27-02-2024

Name and Address of the Promoters

1. **Mr. R.D. VENKATAPRASAD**
   JR-2, Ragamalika Phase-1,
   No.150, Tambaram-Velachery Main Road,
   Medavakkam Koot Road,
   Medavakkam, Chennai – 600 100.
   Phone No. : 9940020084
   Email Id: : rdvenkatp@gmail.com

2. **Mr. K.V. RAVINARAYANAN**
   G1, First Floor, Green Crest Apartments,
   Ambattur Industrial Estate Main Road,
   Anna Nagar West extension, Chennai – 600 101.
   Collector Nagar Bus Stop.
   Phone No. : 9940159182
   Email Id: : kvrn2011@gmail.com

Subject: Completion Certificate for **"SRI VAARI NAGAR"**

Ref: (TNRERA Registration Number)

Sir,

I, **Er. S. SASIKUMAR** (Licensed Surveyor) having License No. Reg. No.178/LS/2022/00002 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"SRI VAARI NAGAR"** Layout situated at Survey Nos. 238/2A2, 2B1B, 2B3 and 238/4C at Oragadam Village,

Thiruporur Taluk, Chengalpattu District, Tamilnadu, demarcated by its boundaries Latitude and Longitude to the

North By : S.Nos.238/2A1 and 238/2B1A

South By : Existing Road (S.Nos. 238/3 and 243)

East By : S.Nos. 238/1C, 238/4B2A and 238/4B1

West By : S.Nos. 238/2B2, 242/B and 242/A

of Oragadam Village, Thiruporur Taluk, Chengalpattu District, Tamilnadu, measuring 6700sq.m being developed by Mr. R.D. Venkataprasad and Mr. K.V. Ravinarayanan.

Based on the site inspection carried out by me with respect of each of the plots of the aforesaid Layout 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 with Approval No. SWP/CHENGALPATTU DISTRICT/LAYOUT NO.246/2023 dated 29-11-2023 including all amenities and facilities as commited by the promoter to the allotees.

Yours faithfully,

ER. S.SASIKUMAR D.C.E.,
REGISTERED ENGINEER GRADE-III(RE)
REG. NO. CGLRGN/RE/GR-III/2019/10/029
NO 6A, CHAKRAPANI STREET, GOVINDHERI,
VANDALUR TK., CHENGALPATTU DT. PIN - 603 002
Ph: 9884085253, 9150350500

Er. S. SASIKUMAR
Licensed Surveyor (Reg. No. 178/LS/2022/00002)

Enclosed:
Photographs of all sides of site.


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.648576, Long 80.052969
02/24/2024 05:48 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.648588, Long 80.052974
02/24/2024 05:48 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.648580, Long 80.052965
02/24/2024 05:48 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.648345, Long 80.052954
02/24/2024 05:47 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.648342, Long 80.052958
02/24/2024 05:47 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.648054, Long 80.052936
02/24/2024 05:47 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.647826, Long 80.052930
02/24/2024 05:46 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chengalpattu,TN,India
Tiruporur, Chengalpattu, 603109, TN, India
Lat 12.647756, Long 80.052984
02/24/2024 05:45 PM GMT+05:30
Note : Captured by GPS Map Camera

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.