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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project) Date: **23.05.2024**

Address of the Project:

KANISHKA GAARDEN , VADUGAPATTY VILLAGE AND PANCHAYAT VIRALIMALAI TALUK PUDUKKOTTAI DISTRICT

Thiru.V.Azhagar
s/o vellaiyan
44/36,Adukkara Street
Palakarai,Trichy-620001

Subject: Certificate for KANISKA GAARDEN LAYOUT PROJRCT COMPLETED. PROMOTED BY V AZHAGAR

Sir,

I, M.CHOKKALINGAM having License No. DTCP/PDK/RE/GR-II/20/10/001

had undertaken assignment as an Licensed Surveyor for the assessment and verification of

development of work done at "KANISKA GAARDEN "S.F.NO:187/7 OF VADUGAPATTY VILLAGE AND PANCHAYAT AND VIRALIMALAI Taluk, Pudukkottai District Tamilnadu State. situated on the Plot demarcated by its boundaries (latitude 10.613224942377375 and longitude 78.56927192199915 of the end points) Existing Road to the North water Chennal to the South VACANT LAND to the East Vacant Land to the West of Division Vadugapatty VILLAGE AND PANCHAYAT AND Viralimalai Taluk, Pudukkottai District measuring 7900.00 sq. mts. Being developed by V AZHAGAR

Based on site inspection carried out by me with respect to each of the plot(s) 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 DISTRICT TOWN AND PLANNING AND PANCHAYATH *vide* Planning Permission No. 38/2024 ROC.NO:SUX2N92R/2024/PD dated 26.04.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Enclosed:

Photographs

M. Chokkalingam 23/05/24
Er.M.CHOKKALINGAM,B.E.,A.M.I.E.,C.I.
REGISTERED ENGINEER
DTCP/PDK/RE/GR-II/20/10/001
SRI VINAYAGA BUILDERS
Sri Mathuvanayaki Illam
Kavinadu East, Pudukkottai - 3.
75022 86126, erchokku@gmail.com

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.