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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Er.B.DIVYA,
MAHAMADUPURAM,
KARUNGAI POST, ANAICUT – TK
VELLORE – 635 804
CELL: 8489175324.

Form-5

Certificate by Architect /Licensed Surveyor

(Certificate for the purpose of completion of Layout)

Date:06-03-2026

Project Details and Address: Layout of housing plots comprised in Survey Nos. **618/1A, 2A, 2B, 2C, 2D, 2E, 2F, 619/ 2, 620/1A, 1B, 1C, 2B, 3, 4, 621/1, 2, 3A, 3B, 3C, 3D, 4, 5, 6A2, 6A3, 6B, 7** of Latheri village, K.V. Kuppam Panchayat Union/ Taluk, Vellore District -632 202

Name of the Promoter: Mrs. Shanthi Paul and Mr. David Paul

Address of the Promoter: No.04, Grace cottage, 5th B cross, HT line Road, Sir M V Nagar, Bangalore, Karnataka – 560 016.

Subject: Completion Certificate for Happy Garden Layout

Ref: TNPLI30542025 Dated:14-06-2025

Sir,

I Er. B.Divya Licensed Surveyor, having license No. RE/Gr-III/Aug-2024/032 on 04.09.2024 had undertaken assignment as an Licensed Surveyor for the assessment and verification of the development of work done at Happy Garden Layout situated on Nos. 618/1A, 2A, 2B, 2C, 2D, 2E, 2F, 619/ 2, 620/1A, 1B, 1C, 2B, 3, 4, 621/1, 2, 3A, 3B, 3C, 3D, 4, 5, 6A2, 6A3, 6B, 7. demarcated by its boundaries 12.991936, 79.058532 to the North 12.991807, 79.058447 to the South 12.991258, 79.059273 to the East 12.991218, 79.057591 to the West of divisions Latheri village, K.V. Kuppam Panchayat Union/Taluk, Vellore District, measuring 21569.50 Sq.m Being developed by Mrs. Shanthi Paul and Mr. David Paul.

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 the date of this certificate, the project has been developed and completed in all respects as per the plotting layout plan sanctioned by DTCP Vellore vide Planning Permission No. L.P. / D.T.C.P (VLR) No.84/2024 Dated 05.08.2024, including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

B. Divya

B. DIVYA, D.C.E., B.E.,
Licensed Engineer,
RE/Gr-III/Aug-2024/032
No. 82, Arasamara Street,
Megamadhupuram, Vellore Dt.,
Mobile No.: 78452 67205

GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT

Joint Director, District Town and Country Planning Office, Vellore District
IInd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opposite to Periyar Park,
Vellore - 632 001 Phone No: 0416-2225344
Website: www.tn.gov.in/dtcp
Mail ID: ddtcpvlr9@gmail.com

Roc No: 2024092417853/VD-3 ***Dated: 14.10.2024***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that, **Tmt. B.DIVYA** has enrolled as **Registered Engineer Grade – *III* (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 8 years.

She has been given the Registration No. **RE/Gr-III/Aug-2024/032** on **04.09.2024**. 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 **03.09.2029**

14/10/24

Joint Director,
District Town and Country Planning office,
Vellore District.

14/10/24



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
14 OCT 2024
வேலூர்.

B. Divya.

To,
Tmt. B.DIVYA,
Mahamadupuram,
Karungai Post,
Anaicut – Tk,
Vellore – 635 804.

B. DIVYA, D.C.E., B.E.,
Licensed Engineer,
RE/Gr-III/Aug-2024/032
No. 82, Arasamara Street,
Magamadhupuram, Vellore Dt.,
Mobile No.: 78452 57205

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.