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

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+91 9996 12 9996
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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: Layout project situated at **"KGEYES NIFTY 300",** Survey No.343/1A2B, 1B1B, 1B2B, 2, 345/1B, 2B, 352/1A2 & 2A2 of Kolapakkam Village, Kundrathur Taluk, Kancheepuram District And Tamilnadu.

Date: 19.01.2026

M/S. KGEYES Residency Private Limited
Door No. 10,
2nd Cross Street,
Raja Annamalaipuram Village,
Chennai District - 600028.

Subject: Certificate for **"KGEYES NIFTY 300"**

Ref: TNRERA Number - **TNRERA/1/LO/4092/2025 Dated 07.11.2025**

Sir,

I **MANIKANDAN R** (Licensed Surveyor) having License Number - **RE/GR-II/2022/02/191** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"KGEYES NIFTY 300"** situated on the Plot bearing Survey No. **343/1A2B, 1B1B, 1B2B, 2, 345/1B, 2B, 352/1A2 & 2A2 of Kolapakkam Village, Kundrathur Taluk, Kancheepuram District And Tamilnadu** demarcated by its boundaries **12.999667 Latitude and 80.154694 Longitude** of the end points, **Kolapakkam Village, Kundrathur Taluk, Kancheepuram District**, measuring **62050.00** Sq.mt, being developed by **M/S. KGEYES Residency Private Limited.** 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 by **CMDA**, Approved layout planning permission No.**OL-PPD/LO/0071/2025** issued in Letter No. **CMDA/PP/LAYOUT-1/0311/2024** dated **23/04/2025** & Local Body The President, Kolapakkam Village Panchayat, Kundrathur Kundrathur Union/Taluk, kanchipuram District Approved the Layout in Letter **Roc.No.01/0311/20256-2026** dated **28/07/2025** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,
Signature of Licensed Surveyor

Er. MANIKANDAN R, B.Tech.,(Civil Engg)
Registered Engineer Grade - II (RE)
Reg No: RE/GR-II/2022/02/191
Chennai Metropolitan Development Authority
No. 92/10, E Block, Rajaji Road,
Thanikachalam Nagar West, Ponniammanmedu,
Chennai - 600 110. Email: mani.kan30@gmail.com
Mobile: +91 96001 40896

Enclosed:
Photographs of all sides of site


GPS Map Camera
Chennai, Tamil Nadu, India
X5w3+m9v, Indira Nagar Main Rd, Indira Nagar, Meenambakkam, Chennai, Tamil Nadu 600074, India
Lat 12.997692° Long 80.154476°
Thursday, 08/01/2026 01:06 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X5w3+m9v, Indira Nagar Main Rd, Indira Nagar, Meenambakkam, Chennai, Tamil Nadu 600074, India
Lat 12.997695° Long 80.154464°
Thursday, 08/01/2026 12:40 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2524+c3, Kolapakkam, Chennai, Tamil Nadu
600128, India
Lat 13.000317° Long 80.154754°
Thursday, 08/01/2026 12:26 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2523+37, Kolapakkam, Chennai, Tamil Nadu
600074, India
Lat 12.999816° Long 80.153856°
Thursday, 08/01/2026 12:55 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X5w3+m9v, Indira Nagar Main Rd, Indira Nagar, Meenambakkam, Chennai, Tamil Nadu 600074, India
Lat 12.997692° Long 80.154477°
Thursday, 08/01/2026 01:06 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2523+37, Kolapakkam, Chennai, Tamil Nadu 600074, India
Lat 12.999892° Long 80.15311°
Thursday, 08/01/2026 01:23 PM GMT +05:30
Google


KGEYES
NIFTY 500
GPS Map Camera
Chennai, Tamil Nadu, India
2524+c3, Kolapakkam, Chennai, Tamil Nadu 600128, India
Lat 12.999732° Long 80.154668°
Thursday, 08/01/2026 01:11 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2524+c3, Kolapakkam, Chennai, Tamil Nadu 600128, India
Lat 13.00036° Long 80.154775°
Thursday, 08/01/2026 01:30 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2524+c3, Kolapakkam, Chennai, Tamil Nadu
600128, India
Lat 13.000317° Long 80.154754°
Thursday, 08/01/2026 12:26 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X5w3+m9v, Indira Nagar Main Rd, Indira Nagar,
Meenambakkam, Chennai, Tamil Nadu 600074, India
Lat 12.997696° Long 80.154465°
Thursday, 08/01/2026 12:40 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X5w3+q7c, Indira Nagar, Meenambakkam, Chennai, Tamil Nadu 600074, India
Lat 12.99777° Long 80.153666°
Thursday, 08/01/2026 01:02 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2523+37, Kolapakkam, Chennai, Tamil Nadu 600074, India
Lat 12.999892° Long 80.153108°
Thursday, 08/01/2026 01:23 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

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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.