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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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+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: **_S.F.No : 25/13A1B , 25/13B1A 25/13A2, 25/16B** at Santhapuram Agraharam Village, Hosur City Municipal Corporation & Taluk, Krishnagiri District .

Date: 09.12.2025

(Name of the Promoter) : 1.Mr.S.Buvanesh, S/o.Senthil Vel, 2.Mrs.Mamtha, W/o.Mahadevan 3.Mrs.Julie ,W/o.S.Joshua, 4.Mrs.Sasikala,W/o.M.A.Vinod Kumar,5.Mr.G.Venkata Reddy S/o Goppalli Reddy (Late)

(Address of the Promoter) : Door No 3/495,Bharathi Nagar 3rd Cross ,Arasanatti,Sipcot Post Hosur Taluk , Krishnagiri District.-635126

Subject: Certificate for :
(Name of the project) : Island springs -LAYOUT

Ref: TNPLI55022025 Dated: 24-10-2025 (TNRERA Registration Number)

Sir,

I, A.Harikumar (Name of the Architect/**Licensed Surveyor**) Having License (**GR-I 21/2024)** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at SF.No: **25/13A1B ,25/13B1A 25/13A2, 25/16B** at Santhapuram Agraharam Village, Hosur City Municipal Corporation & Taluk, Krishnagiri District.Demarcation of the North : HNTDA App Layout : 09/2022 to the South : S.F. No:25/12, East : Santhapuram to Pethaelachagiri Road, to the West : S.F No : 25/7,25/10, Being developed by Promotors. All Together Measuring **: 4511 SQ.M.** 1.Mr.S.Buvanesh, S/o.Senthil Vel, 2.Mrs.Mamtha, W/o.Mahadevan,3.Mrs.Julie ,W/o.S.Joshua, 4.Mrs.Sasikala,W/o.M.A.Vinod Kumar,5.Mr.G.Venkata Reddy S/o Goppalli Reddy (Late) Being on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Residential 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 Planning Permission **is issued to the above mentioned layout and the number is assigned as L.P/ H.N.T.D.A.(K.D) (SWP) No : 21/2025 And Planning permission (SWP) No 07/2025 Dated : 20.02.2025 , Local Body Approval No- 2811/2025 dated : 23.09.2025** including all amenities and facilities as committed by the promoter to the allotters.

***Lat :* 12.766870 ,Long : 77.820806**

Yours Faithfully,

Er. A. Harikumar, M.E., (Struct), M.Sc., (ReV)., AMIE., MISTE., A.I.V.,
Structural Eng, Chartered Eng (I), Approved Valuer
TN. Govt. Registered Professional of DTCP (HNTDA)

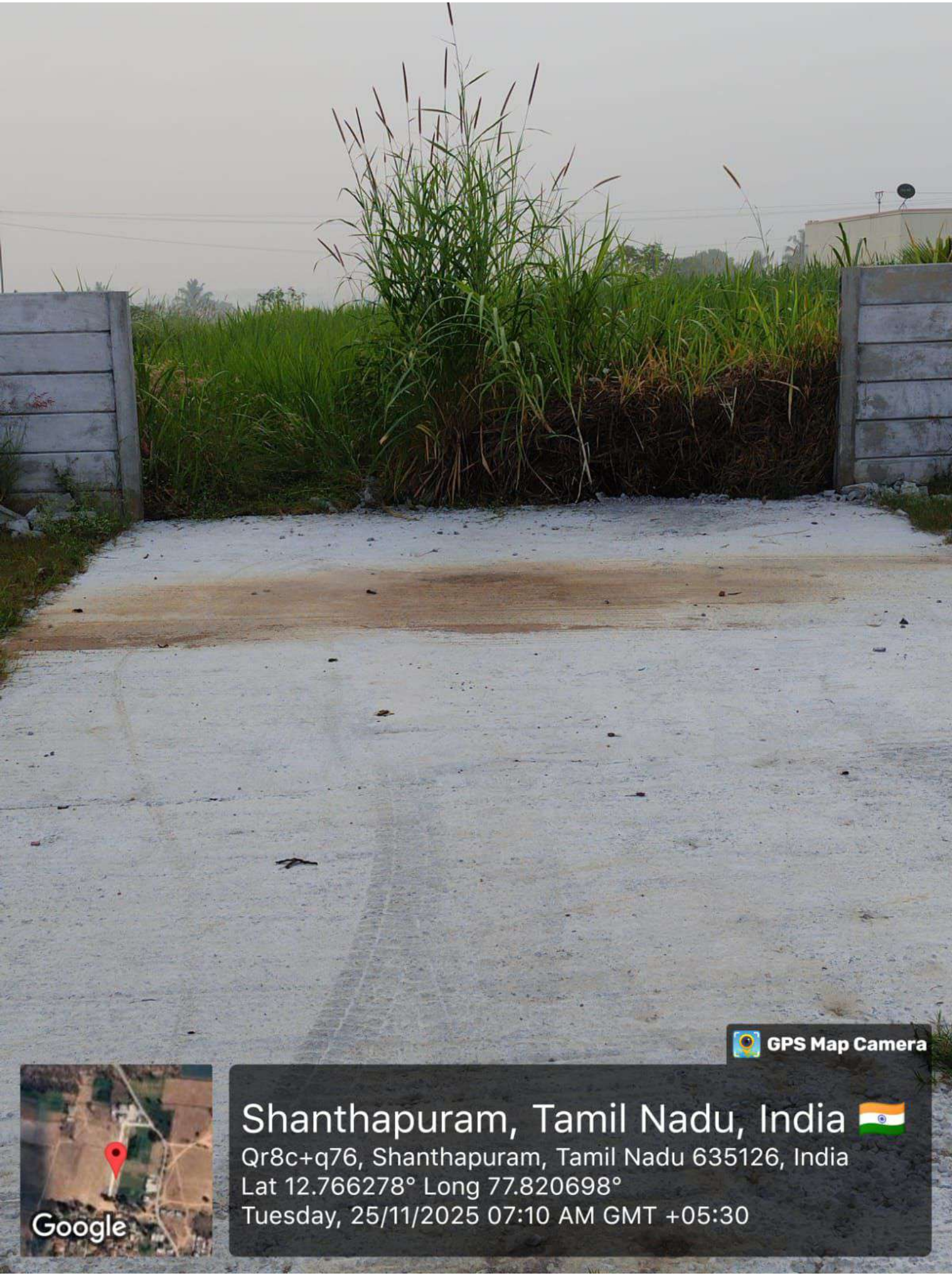
Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	
Reg. No's	21/2024	11/2022	04/2019	02/2019	15/2022

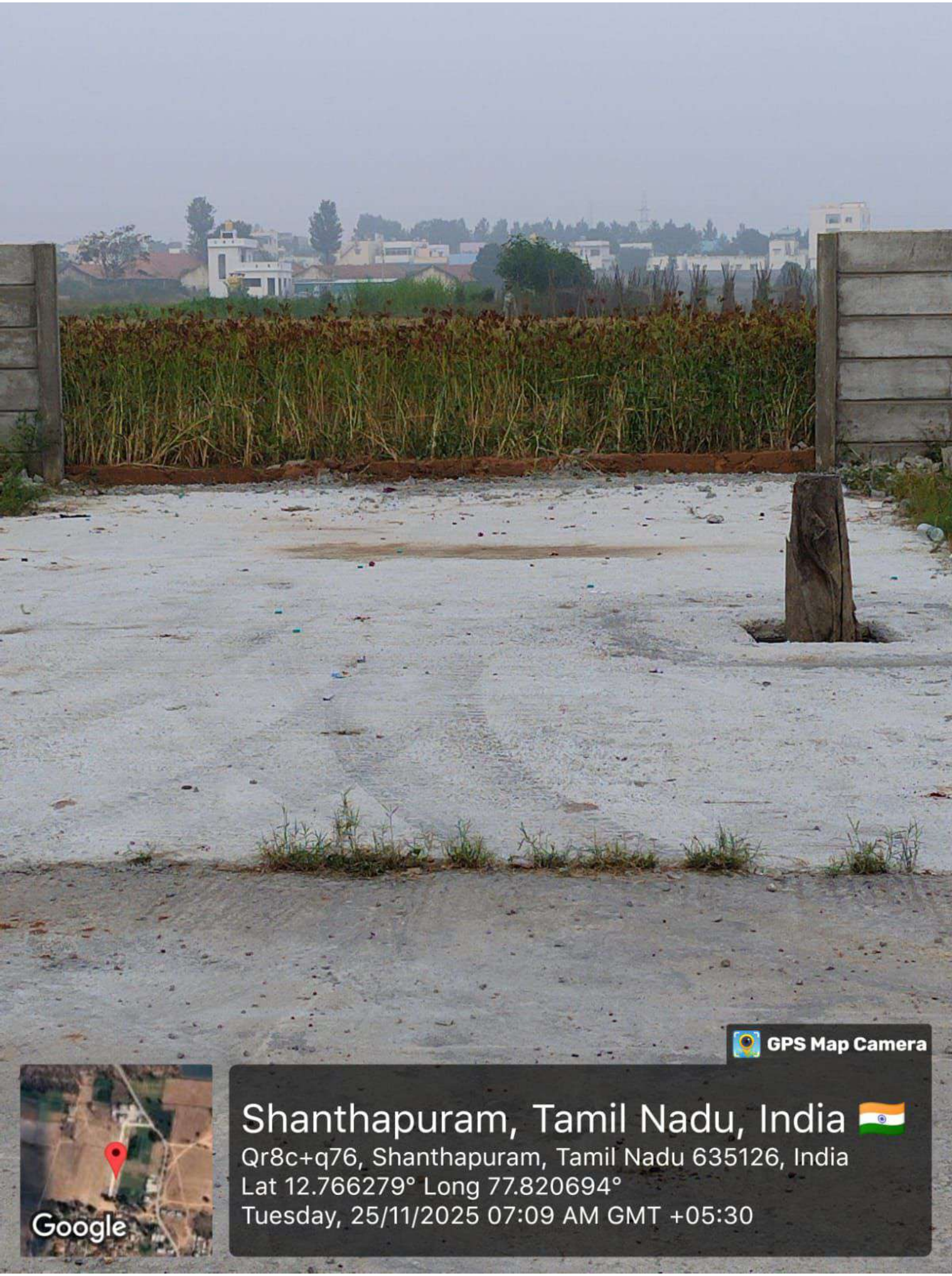
CIVIL TEC, Door No. 2A, 1st Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur - 635 109.
Mail ID : civiltec261@gmail.com, srihari.pnm@gmail.com
Cell 95243 20261, 94899 84416

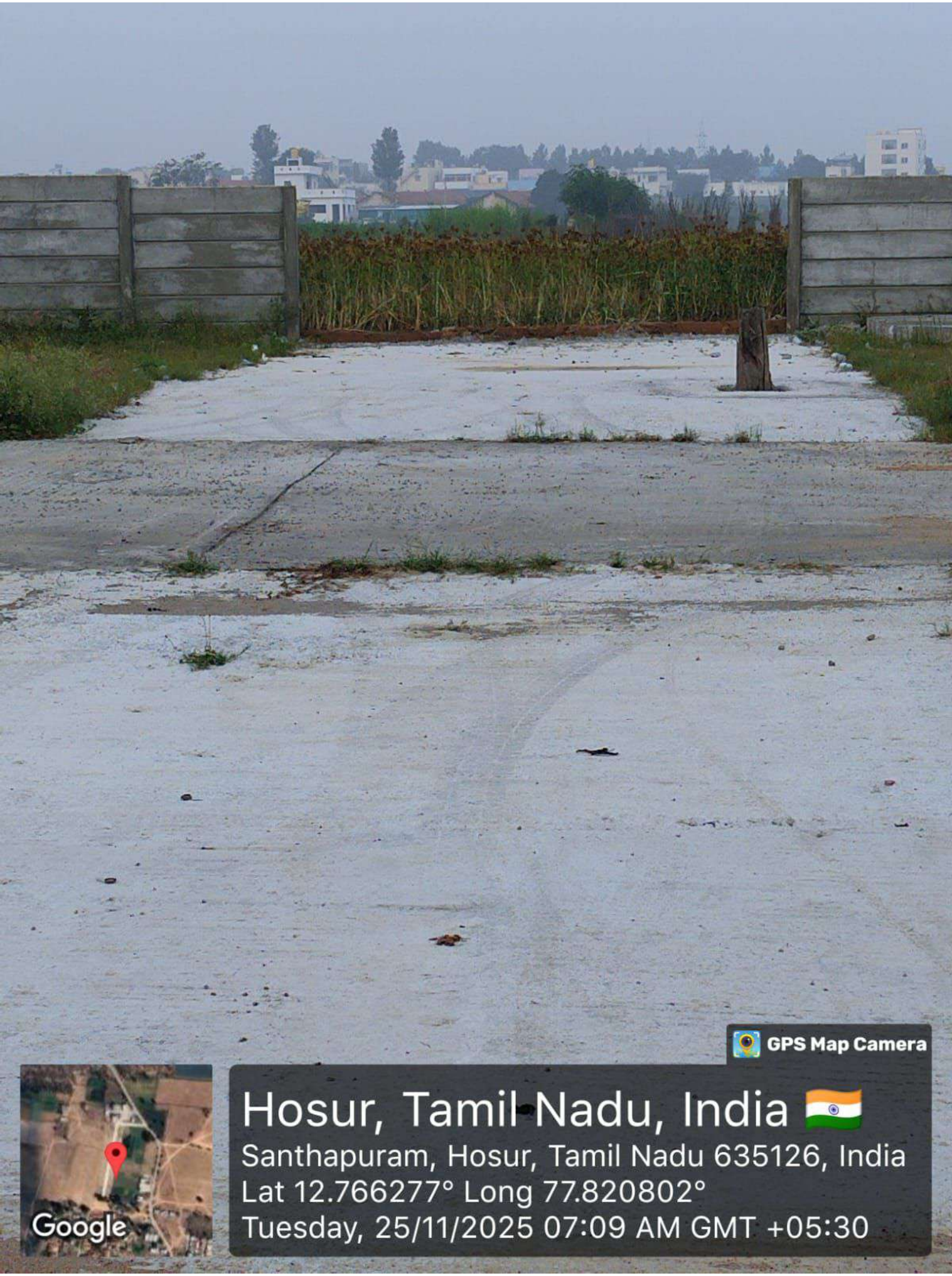
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No)

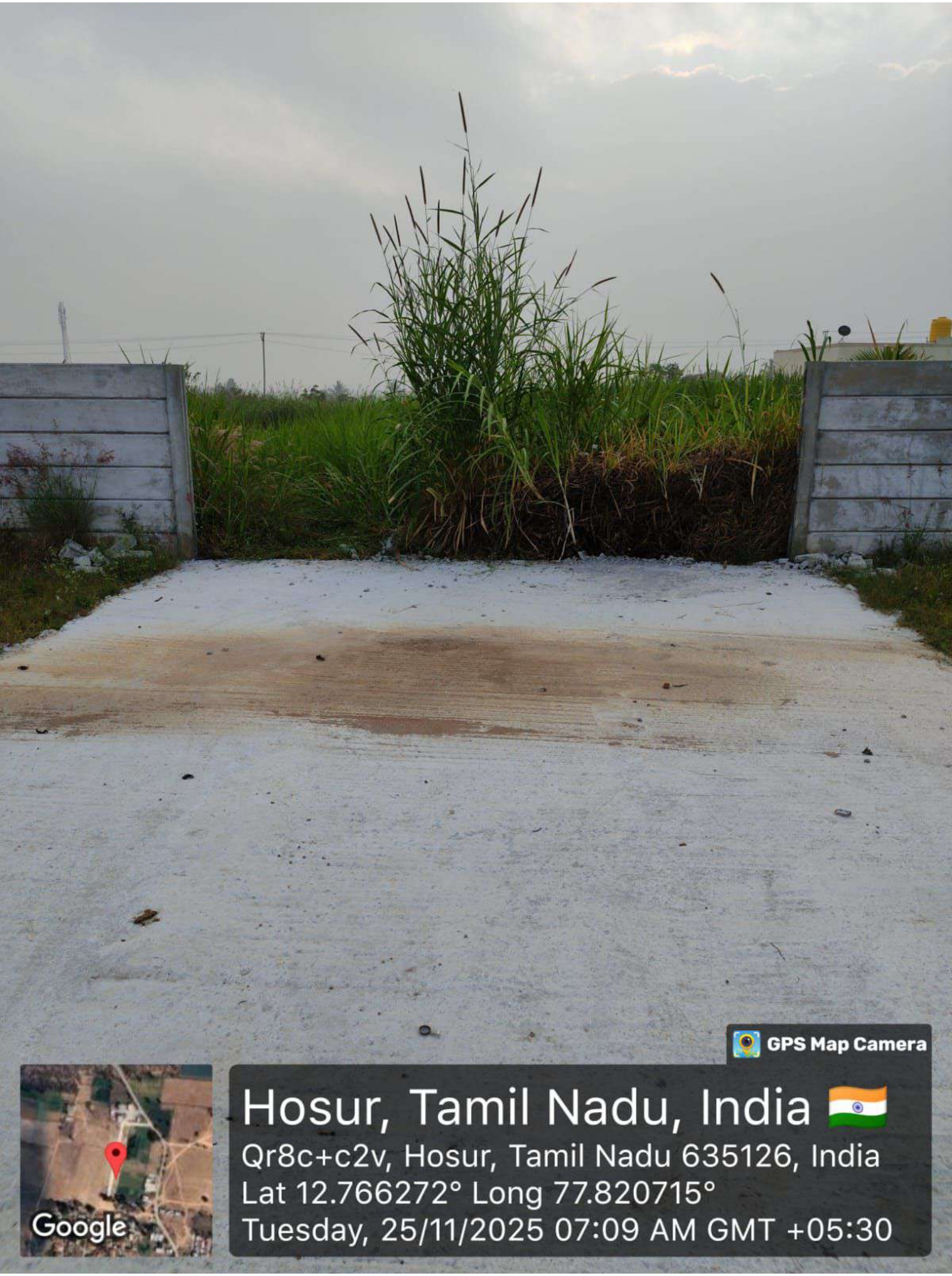
License Surveyor : A.HARIKUMAR
Registered No : **GR-I-21/2024**

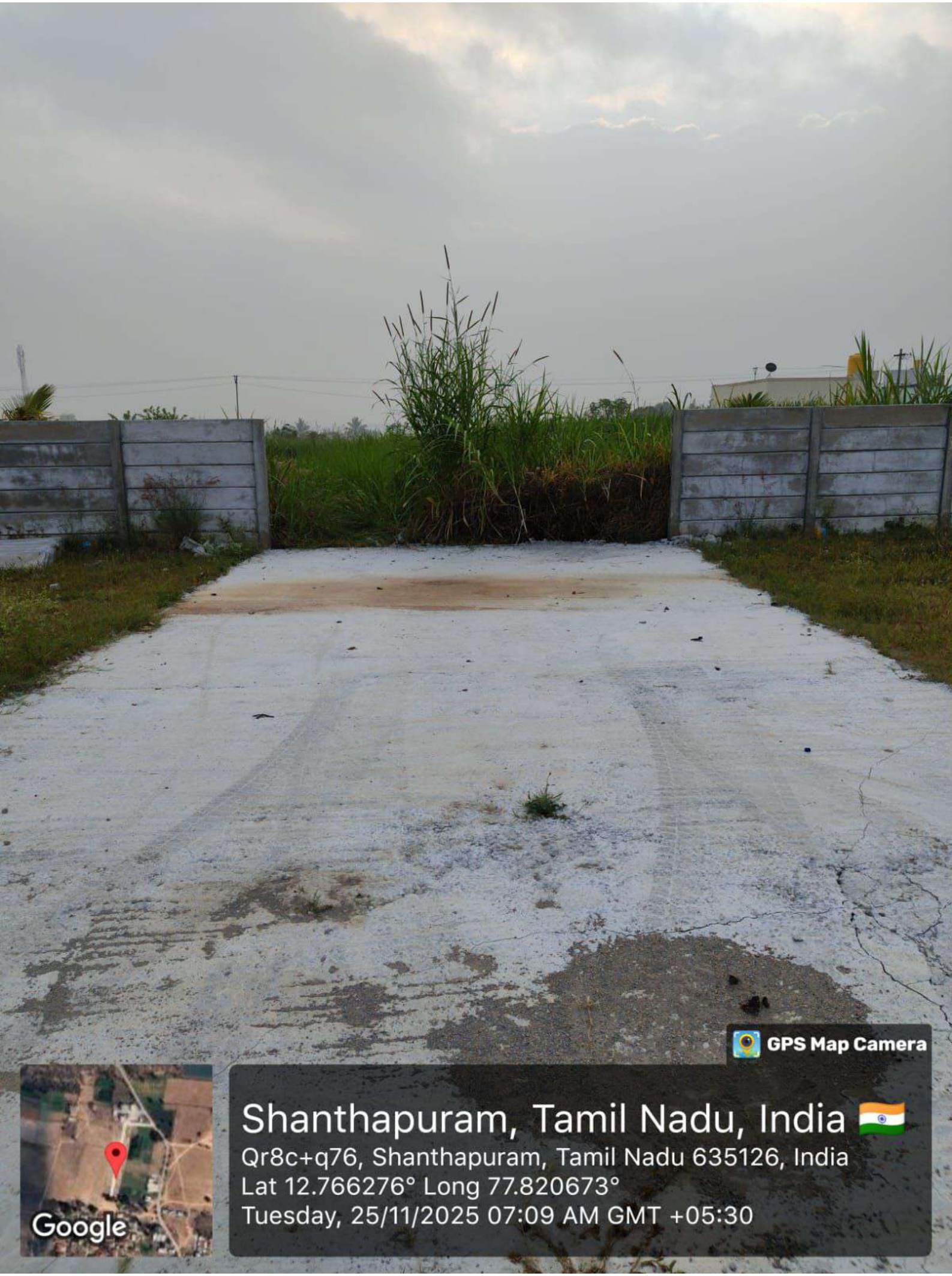
Enclosed:
Photographs of all sides of site

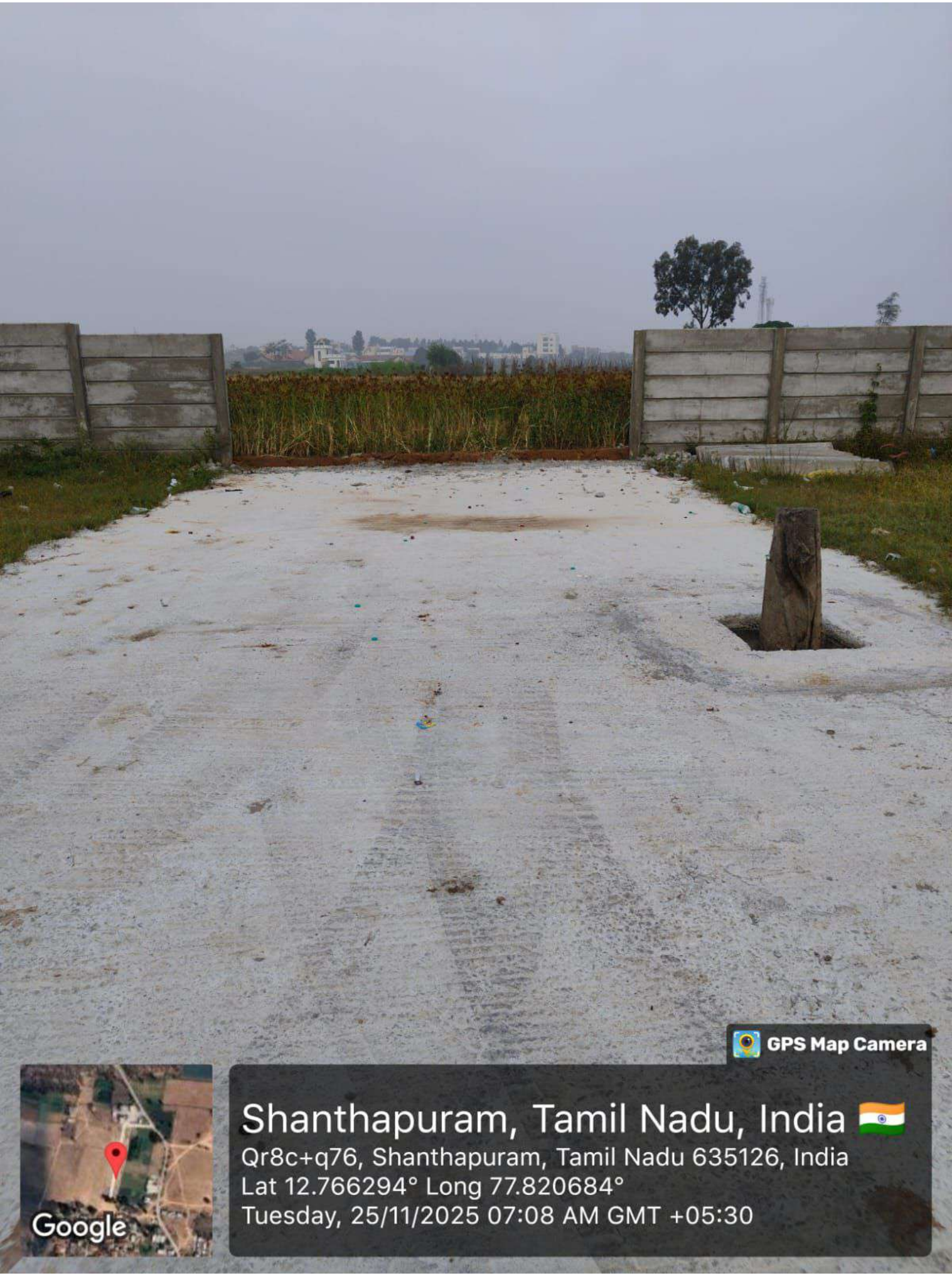

GPS Map Camera
Shanthapuram, Tamil Nadu, India
Qr8c+q76, Shanthapuram, Tamil Nadu 635126, India
Lat 12.766278° Long 77.820698°
Tuesday, 25/11/2025 07:10 AM GMT +05:30
Google


GPS Map Camera
Google
Shanthapuram, Tamil Nadu, India
Qr8c+q76, Shanthapuram, Tamil Nadu 635126, India
Lat 12.766279° Long 77.820694°
Tuesday, 25/11/2025 07:09 AM GMT +05:30


GPS Map Camera
Hosur, Tamil Nadu, India
Santhapuram, Hosur, Tamil Nadu 635126, India
Lat 12.766277° Long 77.820802°
Tuesday, 25/11/2025 07:09 AM GMT +05:30
Google


GPS Map Camera
Hosur, Tamil Nadu, India
Qr8c+c2v, Hosur, Tamil Nadu 635126, India
Lat 12.766272° Long 77.820715°
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Google


GPS Map Camera
Shanthapuram, Tamil Nadu, India
Qr8c+q76, Shanthapuram, Tamil Nadu 635126, India
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Tuesday, 25/11/2025 07:09 AM GMT +05:30
Google


GPS Map Camera
Shanthapuram, Tamil Nadu, India
Qr8c+q76, Shanthapuram, Tamil Nadu 635126, India
Lat 12.766294° Long 77.820684°
Tuesday, 25/11/2025 07:08 AM GMT +05:30
Google

Site Address : The residential Layout Development Address of the Project: SF.No: 25/13A1B ,25/13B1A 25/13A2, 25/16B at Santhapuram Agraharam Village, Hosur City Municipal Corporation & Taluk, KrishnagirTaluk, and District.

Site GPS Photos











As per Query below we have attached compound wall removed site photos





Site Address : The residential Layout Development Address of the Project: SF.No: 25/13A1B ,25/13B1A 25/13A2, 25/16B at Santhapuram Agraharam Village, Hosur City Municipal Corporation & Taluk, KrishnagirTaluk, and District.

Drone Photos









As per Query below we have attached compound wall removed site photos





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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+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.