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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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: No.230, Vallam Village , Chengalpattu Taluk, Chengalpattu District

Date: 08.10.2024

G. Mohan & G. Ashok Kumar (Name of the Promoter)

No.73, Rajaji Street, Chengalpattu (Address of the Promoter)

Subject: Certificate for Gurusamy Nagar (Name of the project)Ref: _____(TNRERA Registration Number)

Sir,

I, M. Kannabiran (name of the Architect/ Licensed Surveyor) having License No. 02/2024-25 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Gurusamy Nagar (name of the project) situated on the Plot bearing Survey no./Plot no. 161/1, 2, 3, 162, 170/1, 173/1B1B, 1B2, 2, 3 demarcated by its boundaries (latitude and longitude of the end points)_____ to theNorth 12.69030 to the South 79.995126 to the East 12689964 to the West of Division 79.99495 Village Vallam Taluk Chengalpattu District Chengalpattu measuring 24900 Sq.m being developed by G. Mohan & G. Ashok Kumar (Name of the Promote

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 date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Assistant Director(Name of the sanctioned authority) *vide* Planning Permission No. 14/2023 dated 12-01-2023 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No 02/2024-25)

Enclosed:

Photographs of all sides of site

M. Kannabiran

M.KANNABIRAN, D.C.E.,
LICENSED SURVEYOR, ENGINEER, CONTRACTOR,
No:12, (Frist Floor),South Maada Street,
Thiruporur - 603 110.

படிவ எண். TPCF–1

திருப்போரூர் சிறப்பு நிலை பேரூராட்சி அலுவலகம்

செலுத்துச்சீட்டு எண் 314 /24–25

நாள். 14.05.2024

பணம் செலுத்துபவரின் பிரதி

பணம் செலுத்துபவர் பெயர் – திரு. M. கண்ணபிரான்

முகவரி நெ.12 தெற்கு மாடவீதி (கட்டிட வரைபடாளர்)

திருப்போரூர் (உரிமம் எண்– 02/2024–25)

கணக்கு குறியீட்டு எண்	கணக்கு இன விவரம்	தொகை ரூ
1054	விண்ணப்ப கட்டணம்	250
1045	கட்டிட வரைபடாளர் புதுப்பித்தல் கட்டணம் செலுத்தியது.	2500
	மொத்தம்	2750

ாழுத்தால் ரூபாய் இரண்டாயிரத்து ஏழுநூற்றி ஐம்பது ரூபாய் மட்டும்

M. Kn.

செலுத்துபவரின் கையொப்பம்

14/5/24

நிஉ / பொறுப்பாளர்

14/5/24

செயல் அலுவலர்

திருப்போரூர் சிறப்பு நிலை பேரூராட்சி

செங்கல்பட்டு மாவட்டம்

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.