Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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
verified.realestate

DIGITALLY VERIFIED RECORD

form-5

Certificate by Architect / Licensed Surveyor/Resisted Developer
(Certificate for the purpose of completion of Layout)

Address of the Project Survey nos. 453/1C1B,1E1B,1F1,1F3C measuring to an extent of **1290** Sq mt. (0.32 acres) situated at Kothakondapalli Village, Kothakondapalli Panchayat, Hosur Taluk, Krishnagiri District, Hosur Union, TamilNadu State lying within Kelamangalam Sub-Registration District of Krishnagiri.

Date: 29.03.2024

Name : **M/s RI CONSRUCTION & Other,**

(a) Fathar Name : Mr. ALPHONSE,
(b) Occupation : BUSSINESS
(c) Permanent address: B/759-1, BHARATHI NAGAR, ARASANATTI VILLAGE, SIPCOT POST HOSUR, Krishnagiri District.
Mobile no: 93797 30008
Email Id: ponrajrdf@gmail.com
PAN No: AAVPI3234R

Subject: Certificate for Ref: **YAHWEH GARDENS**

Tn/Agent/0197/2022 Dt: 09.03.2022

Sir,

I, P. Ponnuraj DTCP Resisted Developer having License No. **07/2021** had undertaken assignment as an Architect/ Licensed Surveyor/ Resisted Developer for the assessment and verification of development of work done at "**YAHWEH GARDENS**" situated on the Plot bearing Survey no 453/1C1B,1E1B,1F1,1F3C demarcated by its boundaries (latitude and longitude of the end points) 12.43152N, " to the North 77.46534E" to the South 12.43152N, " to the East 77.46534E " _to the west of Division measuring to an extent of **1290** Sq mt. (0.32 acres) situated at Kothakondapalli Village, Kothakondapalli Panchayat, Hosur Taluk, Krishnagiri District, Hosur Union, TamilNadu State lying within Kelamangalam Sub-Registration District of Krishnagiri.

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 DTCP/HNTDA *vide* Planning Permission No. 48/2024 dated15.03.2023 including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

Er. J. Vignesh, **D.C.E.,**
Registered Civil Engineer
KDTCP License No : **100/2022**
RE-GR-III, D.No : **3A-2/7C9**
Teachers Colony, **Bagalur Road,**
HOSUR - 635 109. Cell : 9600410885

PRP TRADING & CONSTRUCTION
DTCP / HNTDA
Registered Developer
Registration No: 07/2021
No.29/2, Ganga Nagar, Krishnagiri Road,
Hosur - 635109. Ph : 04344 - 611807, 8220000477

Enclosed:

Photographs of all sides of site





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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.