Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

No.109 & 110, 2nd Floor - Safaan Square, Chamiers Road, Teynampet, Chennai -18. Ph : 044- 45054219

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

: **S&P Fortune Phase-II**. Kancheepuram district Sriperumbudur Taluk, panchayat union, Vallam panchayat, Sirukalathur village S.NO. 34/1,2,3,4; 35/1,2,3; 36/1,2; 37/1,2A,2B; 38/1,2,3 , 41/3C1,3C2,5 and Sriperumbudur Taluk, panchayat union, Vadakal panchayat, Vadakal "B" village S.no 215/1 ,7 215/8B,241.

Date: 17.12.2024

M/s.AS LIVING SPACES LLP
City Towers 4th floor, Door no 7, 3rd cross st,
Kasturibai Nagar,Adyar ,Chennai-600020

Subject: Certificate for **S&P Fortune Phase-II**

DTCP: 5PNY336X/2024/TCP dated: 25.03.2024 / PP LP/DTCP NO. 16/2024

Sir,

I, **B.PRAVEEN KUMAR** (name of the Architect/Licensed Surveyor) having License No.CA/2007/40997 had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work done at **S&P Fortune Phase-II** situated on S.NO. 34/1,2,3,4; 35/1,2,3; 36/1,2; 37/1,2A,2B; 38/1,2,3 , 41/3C1,3C2,5 Kancheepuram district, Sriperumbudur Taluk, panchayat union, Vallam panchayat, Sirukalathur village and on S.no 215/1,7, 215/8B, 241 Sriperumbudur Taluk, panchayat union, Vadakal panchayat, Vadakal "B" village demarcated by its boundaries (latitude and longitude of the end points) to the North 12.906474, 79.937903 to the south; 12.905242, 79.937809 to the East: 12.905814, 79.941318 east to the West 12.905911, 79.937831, Kancheepuram district, Sriperumbudur Taluk of Measuring **59500 sq.** mts being developed by **M/s.AS LIVING SPACES LLP.** 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** (Name of the sanctioned authority) *vide* **Planning Permission No: LP/DTCP NO. 16/2024 dated: 25.03.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

B. PRAVEEN KUMAR, B.Arch.,
Regd Architect, CA/2007/40997
RA/Gr-I/19/04/205, CMDA
DESIGN QUEST,
No.109 & 110, 2nd Floor,
Safaan Square, Chamiers Road,
Teynampet, Chennai - 18.
Ph: 044 - 45054219

Enclosed: Photographs of all sides of site

Council of Architecture

Certificate of Registration

This is to certify that the name of

Shri **PRAVEENKUMAR B.**

has been entered in the register and his Registration No. is

CA/2007/40997

This certificate is valid from the **fourteenth**

day of **September 2007** to the thirty-first

day of **December 2008** inclusive.

List of Additional Qualifications :

Given under the common Seal of the Council of Architecture,

this **fourteenth** day of **September, 2007**

Vinod Kumar
Secretary

President

Renewals

Valid upto	Signature of Registrar
31.12.2018	Vinod Kumar 14.9.2
31.12.2028	14-11-

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section (4) of Section 26 of the Architects Act, 1972, enacted by the Parliament of India.

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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