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Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: "RAINBOW GARDEN PHASE - II", Ayalcheri Village (Sorancheri -A, As per Patta), Poonamallee Taluk & Panchayat Union Limit, Tiruvallur District. Survey No's: 237/1A, 237/1B1, 237/1B5A, 237/1B5B, 237/1B5C.

Date: 23/12/2024.

Name of the Promoters:

M/s. Sri Vari Enterprises, M/s. Jayam Property and Developer, M/s. Best Homes, represented by their GPA - Mr. Nageswara Rao Kukatla.

Mr. P.S. Muthiyalu, Mr. P.V. Murugan, Mr. P.V. Balaji, Mr. P.K. Munusamy, represented by their GPA - M/s. Sri Vari Enterprises, M/s. Jayam Property and Developer, M/s. Best Homes,

Address of the Promoters:

M/s. Sri Vari Enterprises, Proprietor, Mr. T.N.P. Haribabu, S/o. Mr. Purushothaman, No. 39, 1st Main road, Victoria Elsie George Garden, Nadukuthagai, Thirunindravur, Chennai – 602024.

M/s. Jayam Property and Developer, Partner, Mrs. Jancy Rani, W/o. Mr. K. Raju, No. 1, Pride Apartment, Prem Construction, Bhavani Nagar, 5th Street, Thirunindravur, Tamilnadu – 602024.

M/s. Best Homes, Partner, Mr. C.M. Santhosh Kumar, S/o. N. Madhanagopal, Old No. 74, New No., 10, 6th Street, Anna Nagar, Chennai – 600040.

Mr. Nageswara Rao Kukatla, S/o. Mr. K. Kanniah, P5, B3A, Xsreal La Celeste, Raja Rajeswari Nagar, Madanandapuram, Porur, Chennai – 600116.

Mr. P.S. Muthiyalu, S/o. Mr. P.V. Seethapathi Naidu, No. 43, 7th Street, Kamarajar Nagar, Avadi, Chennai - 600071.

Mr. P.V. Murugan, S/o. Mr. P.K. Venkatesan, No. 1072, Main Road, Old No. 6/2, New No. 23, Ayilseri Village, Chennai – 600072.

Mr. P.V. Balaji, S/o. Mr. P.K. Venkatesan, No. 1072, Main Road, Old No. 6/2, New No. 23, Ayilseri Village, Chennai – 600072.

Mr. P.K. Munusamy, S/o. Mr. P.K. Kotteeswaran, Nallur, Kammavar Palayam, Ponneri Taluk, Thiruvallur District, Tamilnadu – 601203.

Subject: Certificate for (RAINBOW GARDEN PHASE - II)

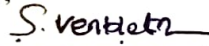
Ref: -----, dated ----- (TNRERA Registration Number)

Sir,

I, **S. VENKATESAN** (name of the Architect/ Licensed Surveyor) having License No. **RE/GR-III/VR/JULY-2024/081**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done situated in "**RAINBOW GARDEN PHASE - II**", **Ayalcheri Village (Sorancheri -A, As per Patta)**, **Poonamallee Taluk & Panchayat Union Limit, Tiruvallur District. Survey No's: 237/1A, 237/1B1, 237/1B5A, 237/1B5B, 237/1B5C.** Plot Nos. 1 – 63 (total 63 plots) demarcated by its boundaries (latitude and longitude of the end points) to the North 13.094968 to the South 80.083819, admeasuring **7924** Sq. Mts, being developed by **M/s. Sri Vari Enterprises, M/s. Jayam Property and Developer, M/s. Best Homes**, represented by their GPA - **Mr. Nageswara Rao Kukatla, Mr. P.S. Muthiyalu, Mr. P.V. Murugan, Mr. P.V. Balaji, Mr. P.K. Munusamy**, represented by their GPA - **M/s. Sri Vari Enterprises, M/s. Jayam Property and Developer, M/s. Best Homes**,

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 **The Chief Planner, Layout, CMDA, vide Letter No. Layout - 1/0199/2024, Approved Plan is numbered as PPD/LO. No. 274/2024, dated 28.11.2024, CMDA Planning Permit No. 15992 dated 28.11.2024 and The Commissioner, Poonamalle Panchayat Union vide letter No. ந.க.எண். 3929/2024/அ3 dated 13.12.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


S. VENKATESAN, sec.
Registered Engineer
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
14, Rahamath Complex,
665 602.

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

License Surveyor: **S. VENKATESAN, Registered No: RE/GR-III/VR/JULY-2024/08.**

TOWN AND COUNTRY PLANNING DEPARTMENT
DISTRICT TOWN AND COUNTRY PLANNING OFFICE

VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtceprovpm@gmail.com

Roc.No:1591/2024/VD2

Dated:05.07.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V. "Registration of Professionals". Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms) No.18, MAWS (MA1) Dept. Dated : 04.02.2019**.

The Registration is valid upto **04.07.2029**.



Assistant Director (FAC)
District Town and Country Planning
Villupuram District

05/07/24

To,

Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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