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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Date: 09.10.2020

Address of the Project:

'VGN Windsor Park Phase - IV' is a residential layout Project comprised in Survey Nos. 8/1A2, 8/1B, 8/2A,8/3, 9/1A, 9/1B, 9/2A, 9/2B1A, 9/2B1B, 9/2B1C, 9/2B1D, 9/2B2A, 9/2B2B, 9/2B2C, 9/2B3A, 9/2B3B, 9/2C, 9/3B, 9/3C, 9/3D, 9/3E, 14/2 Part, 15/1, 18/2A1 Part, 18/2A2, 18/2B1, 18/2B2, 20/1, 20/2A, 20/2B, 20/3A, 20/3B, & 22/1A of Melpakkam Village, Poonamallee Taluk, Thiruvallur District and State of Tamil Nadu.

Address of the promoter:

VGN Homes Pvt Ltd,
No.333, Poonamallee High Road,
Amaindakarai, Chennai – 29.

Subject: Certificate for the Project "VGN Windsor Park Phase - IV" situated in Melpakkam Village

Ref: TNRERA Project registration Certificate vide TN/02/Layout/0024/2018 dated 08.03.2018.

Sir,

I R.G.Chandhirasekaran (Licensed Surveyor) having License No. RE/GR-III/19/04/075 had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at "VGN Windsor Park Phase - IV" Project comprised in Survey Nos. 8/1A2, 8/1B, 8/2A,8/3, 9/1A, 9/1B, 9/2A, 9/2B1A, 9/2B1B, 9/2B1C, 9/2B1D, 9/2B2A, 9/2B2B, 9/2B2C, 9/2B3A, 9/2B3B, 9/2C, 9/3B, 9/3C, 9/3D, 9/3E, 14/2 Part, 15/1, 18/2A1 Part, 18/2A2, 18/2B1, 18/2B2, 20/1, 20/2A, 20/2B, 20/3A, 20/3B, & 22/1A of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, measuring an extent of 11.84½ Acres, being developed by VGN Homes Pvt Ltd.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid 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 CMDA vide Planning Permit PPD/Lo. No.62/2017 dated 22.12.2017 in their File No. L1/16737/2016 and also Approved by "The Commissioner, Poonamallee Panchayat Union & "The Special officer, Kannapalayam Panchayat" by the Proceedings letters Na. Ka, No. 1715/2017/A3 both dated 02.03.2018, including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

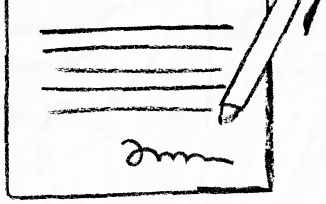
R.G. Chandhirasekaran

Er. R.G. CHANDHIRASEKARAN
CMDA Registered Engineer Grade III (RE)
RE / GR-III / 19 / 04 / 075
6/27, NEHRU STREET,
C. PALLAVARAM, CHENNAI-600 043.
Cell : 9840183387 / 9841797833




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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

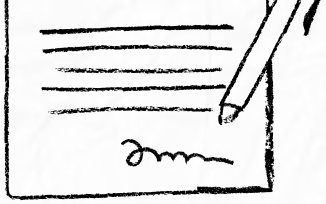
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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

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