



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Date: **30.09.2020**

Address of the Project:

Sub division of Public Purpose Plot No. I lies in the CMDA approved layout named "VGN Windsor Park Ph - IV" vide Approval No. PPD/LO. No. 62/2017 into residential plots Comprised in Survey Nos. 9/1A Part & 9/2A Part of Melpakkam Village, Poonamallee Taluk, Tiruvallur District and State of Tamil Nadu.

Address of the promoter:

VGN Homes Pvt Ltd,
Rep by its Director B.R.Nandakumar,
No.333, Poonamallee High Road,
Amaidakara, Chennai - 29.

Subject: Certificate for the Sub division of Public Purpose Plot No. I lies in the CMDA approved layout named "VGN Windsor Park Phase - IV" vide Approval No. PPD/LO. No. 62/2017 into residential Plots Comprised in Survey Nos. 9/1A Part & 9/2A Part of Melpakkam Village, Poonamallee Taluk, Tiruvallur District and State of Tamil Nadu.

Ref: TNRERA Project registration Certificate vide TN/02/Layout/0214/2019 dated 10.12.2019.

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 Public Purpose Plot No. I lies in the CMDA approved layout named "VGN Windsor Park Phase - IV" vide Approval No. PPD/LO. No. 62/2017 into residential plots Comprised in Survey Nos. 9/1A Part & 9/2A Part of Melpakkam Village, Poonamallee Taluk, Tiruvallur District and State of Tamil Nadu, measuring an extent of 2557 Sq.M, being developed by VGN Homes Pvt Ltd.

Based on site inspection carried out by me, I certify that as on date of this certificate, the plot has been developed and completed in all respects as per the sub division plan sanctioned by CMDA vide Planning Permit PPD/Lo. No.104/2019 dated 03.10.2019 in their File No. L1/5306/2019 and also Approved by "The Commissioner, Poonamallee Panchayat Union" vide Letter No. 2407/2019/A3 dated 24.10.2019 and "The Special Officer, Kannapalayam Panchayat" vide Letter No. 2796/2019/A6 dated 08.11.2019, including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


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







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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate