Verified RealEstate™

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/ Sub-Division Project)

Address of the Project "Ocean Drive Villas",in Survey No.243/1A, 1B, 1C, 1D, 1E, 1F, 1H, 1I, 1J, 1K, 1M1, 1M2, 1N1, 1N2, 1R, 1S, 1T, 1U, 1V, 1W1, 1W2, 1X1, 1X2, 1Y1, 1Y2, 2C2, 2D1, 2D2, 3A, 3B, 4, 5 & 261/6 at Sulerikadu Village, Hamlet of No.107, Nemmeli Village, Thiruporur Taluk, Kancheepuram District, Tamilnadu, approved by the Member Secretary, Mamallapuram LPA, Lauout No.17/2019 in letter No.471/2014 MLPA dated 06.02.2019 and The Special Officer, Nemmeli / BDO, Tiruporur Panchayat Union letter No.151/2018/B1, dated 14.02.2019.

Date: 23.06.2021

M/s. ST.ANGELO'S VNCT VENTURES LLP
& Mr.PRDEEP GADHIYA. AN
No.2, Tank Bund Road,
Nungambakkam,
Chennai – 600 034

Subject: Certificate for **"OCEN DRIVE VILLAS"**
Ref: **TN/01/Layout/030/2019 Dt. 08.03.2019**

Sir,

I, **NADHIYA P** having License No.**CA/2009/45714** had undertaken assignment as an Architect for the assessment and verification of development of work done at OCEAN VILLAS situated on the Plot Survey No.243/1A, 1B, 1C, 1D, 1E, 1F, 1H, 1I, 1J, 1K, 1M1, 1M2, 1N1, 1N2, 1R, 1S, 1T, 1U, 1V, 1W1, 1W2, 1X1, 1X2, 1Y1, 1Y2, 2C2, 2D1, 2D2, 3A, 3B, 4, 5 & 261/6 demarked by its boundaries (latitude and longitude of the end points) 12°42'12.1"N 80°13'21.7"E of Division Sulerikadu Village, Hamlet of No.107, Nemmeli Village, Thiruporur Taluk, Kancheepuram District, Tamilnadu measuring 27,389.82 sq.mt developed by M/s. ST.ANGELO'S VNCT VENTURES 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 approved by the Member Secretary, Mamallapuram LPA, Lauout No.17/2019 in letter No.471/2014 MLPA dated 06.02.2019 and The Special Officer, Nemmeli / BDO, Tiruporur Panchayat Union letter No.151/2018/B1, dated 14.02.2019 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

P Nadhiya

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No:11, Kuvalai Malar Street, Poonganagar,
Tiruvallur-602 001.

Enclosed:

Photographs of all sides of site


St. Angelo's
VNCT Ventures
Ocean Drive Villas
ECR, Chennai
PHASE 1

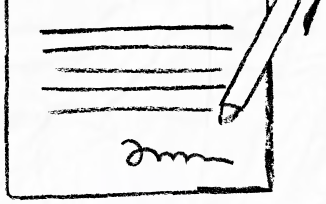









11



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

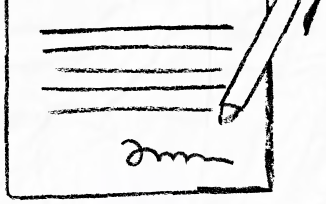
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate