



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: VGN Oval Gardens (Public Purpose Plot Nos. I to III), comprised in at Old S. Nos. 515/1, 516, 517, & 526, Present T.S No.3 Part, Block No.67, Ward-B, Ambattur Village, Ambattur Taluk, Chennai District, CMDA Approved the layout PPD/LO No.20/2021 dated 25.02.2021 in Lr No.L1/13091/2020 dated 25.02.2021

Date: 02.07.2021

M/S. VGN Projects Estates Private Limited.
No.153, Wallace Garden, 2Nd Street,
Nungambakkam, Chennai-600 006.

Subject: Certificate for VGN Oval Gardens.

Ref: TN/29/Layout/0155/2021 Dated 03/05/2021

Sir,

I, Prashanth S Kharche having License No. CA/2004/33670 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at VGN Crofton Gardens (Public Purpose Plot Nos. I to III), comprised in Old S. Nos. 515/1, 516, 517, & 526, Present T.S No.3 Part, and demarcated by its boundaries (latitude and longitude of the end points) Location of site: 13°05' N 80°09' E to the West of Division/ Ambattur Village, Ambattur Taluk, Chennai District, measuring 1579 sq. mts. Being developed by M/s.VGN Projects Estate Private Limited. 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 Chennai Metropolitan Development Authority vide PPD/LO No.20/2021 dated 25.02.2021 in Lr No.L1/13091/2020 dated 25.02.2021 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


PRASHANTH S KHARCHÉ
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA/ 2004 / 33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA / Gr. I / 19/03/091 Dt. 18.03.2019
Reg. No. CGLRGN / RA / Gr. I / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

Enclosed: Photographs of all sides of site



For VGN PROJECTS ESTATES PVT. LTD.

A. Sangeetha
Authorised Signatory



For VGN PROJECTS ESTATES PVT. LTD

Ramesh

- Authorised Signatory

For VGN PROJECTS ESTATES PVT. LTD

- Authorised Signatory



VG PROJECTS ESTATES PVT. LTD.

Authorised Signatory

OVAL GARDENS 12th AVENUE

ஓவல் கார்டன்ஸ் பன்னிரண்டாவது
அவென்யூ

For VGN PROJECTS ESTATES PVT. LTD.

A. Ranganathan

Authorised Signatory



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