



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: **'VIKAS ROYAL ENCLAVE'**, Survey Number 4/1A,1B,1C,1D,7/1A1,1A2,1A3A,1A3B,1B1,1B2,1B3,2A1,2A2,2B1A,2B1B,2B2,2C1,2C2,4A,4B,5A1A,5A1B,5A1C,5A1D1,5A1D2,5A1E,5A1F,5A1G,5A2A,5A2B,5B1,5B2,5B3,8,9/1,2,10,284/1B2,1B3,1B4,1B5,285,286,287/1A,1B,1C,1D,2,288/1A2,1B,1A1A,1A1B,1A1C,1A1D,2,289/2B,289/2C & 290/2 of Gudapakkam Village, Poonamalle Taluk, Tiruvallur and Tamilnadu.

Date: 28.04.2025

MUTHAMMAL ESTATES PRIVATE LIMITED,
No.27, First Floor, 10th Avenue,
Ashok Nagar, Chennai – 600 083.

Subject: Certificate for " **VIKAS ROYAL ENCLAVE**"

Ref: **TN/02/Layout/1927/2023** {TNRERA Registration Number}

Sir,

I **R.VEERAMANI** (Licensed Surveyor) having License Number – **CGLRGN/RE/Gr-II/2020/08/002** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at " **VIKAS ROYAL ENCLAVE** ", Survey Number **4/1A,1B,1C,1D,7/1A1,1A2,1A3A,1A3B,1B1,1B2,1B3,2A1,2A2,2B1A,2B1B,2B2,2C1,2C2,4A,4B,5A1A,5A1B,5A1C,5A1D1,5A1D2,5A1E,5A1F,5A1G,5A2A,5A2B,5B1,5B2,5B3,8,9/1,2,10,284/1B2,1B3,1B4,1B5,285,286,287/1A,1B,1C,1D,2,288/1A2,1B,1A1A,1A1B,1A1C,1A1D,2,289/2B,289/2C & 290/2** of Gudapakkam Village, Poonamalle Taluk, Tiruvallur and Tamilnadu. demarcated by its boundaries **13.091720** Latitude and **80.001567** Longitude of the end points, **Gudapakkam Village, Poonamalle Taluk, Tiruvallur and Tamilnadu.**, measuring **50,330.00 Sq.mt**, being developed by **MUTHAMMAL ESTATES PRIVATE LIMITED**. 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 DTCP vide Planning Permission No. 09/2023, Dated.22.02.2023 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Signature of Licensed Surveyor.



R. VEERAMANI, B.E.
DTCP RE / GR II / 2020 / 08 / 002
No.336, Thelungan Kudikadu,
Orathanadu, Thanjavur-614625.
Ph : 7272825555



Address: Tiruvallur Tamil Nadu India
Latitude: 13.091336540519878
Longitude: 80.00271444686872
24/04/2025 - 15:59:27



2025.04.24 | 13°52'N 79°59'57"E
24mm f/1.7 1/2000 ISO100

dji MINI 3



2025.04.24 | 13°5'33"N 80°0'0"E
24mm f/1.7 1/1600 ISO100

dji MINI 3



2025.04.24 | 13°5'32"N 80°0'6"E
24mm f/1.7 1/1600 ISO100

dji MINI 3



2025.04.24 | 13°5'23"N 80°0'2"E
24mm f/1.7 1/1600 ISO100

dji MINI 3



2025.04.24 | 13°5'31"N 80°0'8"E
24mm f/1.7 1/1600 ISO100

dji MINI 3



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