Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Date: 01.07.2024

Address of the Project:

"VGN GRANDEUR PHASE - II" Comprised in in Survey Nos. 23/17, 24 , 37/1A, 37/1B1, 40, 41/1, 41/2, 41/3, 42, 45/1, 45/2A1, 45/2A2, 45/2B, 47/1, 47/3A and 47/3B of Koluthuvancherry Village, KundrathurTaluk, Kancheepuram Districtand State of Tamil Nadu.

Name of the Promoter:

M/s. VGN ENTERPRISES PVT LTD

Address of the Promoter

No.333, Poonamallee High Road,
Amaindakarai, Chennai – 600029.

Sub: Certificatefor theproject "**VGN GRANDEUR PHASE - II**"

Ref:(TNRERA Registration Number Number)

Sir,

I, Arivazhakan Raj, D.C.E.,(name of the Licensed Surveyor) having License No. RE/GR-III/19/04/107had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work doneat**"VGN GRANDEUR PHASE - II"** (name of the project) situated on the Plots Comprised in Survey Nos. 23/17, 24 , 37/1A, 37/1B1, 40, 41/1, 41/2, 41/3, 42, 45/1, 45/2A1, 45/2A2, 45/2B, 47/1, 47/3A and 47/3B of Koluthuvancherry Village, Kundrathur Taluk, Kancheepuram District demarcated by its boundaries (latitude and longitude of the end points) 13°1'39.88" to the North 80°8'3.87" to the East at Koluthuvancherry Village, KundrathurTaluk, Kancheepuram District and State of Tamil Nadu, measuring to an extent of **33080 Sq.Mts**, being developed by M/s. VGN ENTERPRISES 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 CMDA vide PPD/LO No.121/2024, its File No. Layout-1/0224/2023 dated 06.06.2024 and proceedings of "The Commissioner, Kundrathur Panchayat Union at Padappai vide Letter No. Pa.Mu.No. 3607/2024/A3 dated 12.06.2024 and also final approval by "The The President, Ayyappanthangal Panchyat (Kundrathur Block)" vide Approval No. Na.Ka. No. 17/2024-25 dated 29.06.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
I.ARIVAZHAKANRAJ, D.C.E.,
Reg no.RE/GR-III/19/04/107
Chennai Metropolitan Development Authority
SAI GREEN ASSOCIATES
239/3, Rohini Flats, J.N. Road
Anna Nagar (W) Extn, Chennai – 600101.

Enclosed:
Photographs of all sides of site

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299989915

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.