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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)

Address of the Project: Plot No.36, Bharathi Avenue, Injambakkam, Chennai-600115. Comprised in Survey Nos. 15/322A, 15/322B, 16/17A & 16/17B in Injambakkam Village, Sholinganallur Taluk, Chennai District.

Date: 05-10-2026

M/s.MGP LANDS AND BUILDINGS PRIVATE LIMITED REP BY ITS

Mr.KRISHNAMOORTHY RAMACHANDRAN
No.3/330, Door No.3A, Third Floor, Alkasha Centre,
Rajiv Gandhi Salai, OMR, Chennai-600097.

Subject: Certificate for

Sir,

I, MR V VIJAY B.E, having License No.RE203932024 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Plot No.36, Bharathi Avenue, Injambakkam, Chennai-600115. Comprised in Survey Nos. 15/322A, 15/322B, 16/17A & 16/17B in Injambakkam Village, Sholinganallur Taluk, Chennai District, situated on the Plot bearing Survey No. S.No.15/322A, 15/322B, 16/17A & 16/17B, Plot No.36A & 36G demarcated by its boundaries (latitude and longitude of the end points) 12.909625 & 80.253181 to the South 12.909804 & 80.253092 to the East 12.910254 & 80.253194 to the West, 12.910301 & 80.253156 to the North of Injambakkam Village, Sholinganallur Taluk Chennai District, measuring 4020 sq. mts. Being developed by Ms MGP LANDS AND BUILDINGS PRIVATE LIMITED REP BY ITS Mr. KRISHNAMOORTHY RAMACHANDRAN.

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 Subdivision plan sanctioned by GCC (Name of the sanctioned authority) *vide* Planning Permission No.SD/WDCN15/00428/2026 Date: 24/09/2026 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
Mr.V.VIJAY B.E, of Architect/Licensed Surveyor with (Reg.License No. RE203932024)

V. VIJAY, B.E.,
Registered Engineer 203932024 Gr-II
Greater Chennai Corporation
Plot No.3, F-1, Ganesh Flats,
Usha Nagar 2nd Street, Ullagaram,
Chennai - 600 091. Mob: 9597664899

Enclosed:

Photographs of all sides of site

GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. V. Vijay** has been enrolled as **Registered Engineer Grade- II (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.,)** with minimum of 5 **years** experience in the relevant field.

The Registration No. is **RE203932024** dated **24.07.2024** It is informed herewith to comply with the scope of work, duties and responsibilities as prescribed by the Government of Tamil Nadu in Part – V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MA&WS (MA1) Dept. dated 04.02.2019. and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid upto **23.07.2029**



24.7.24

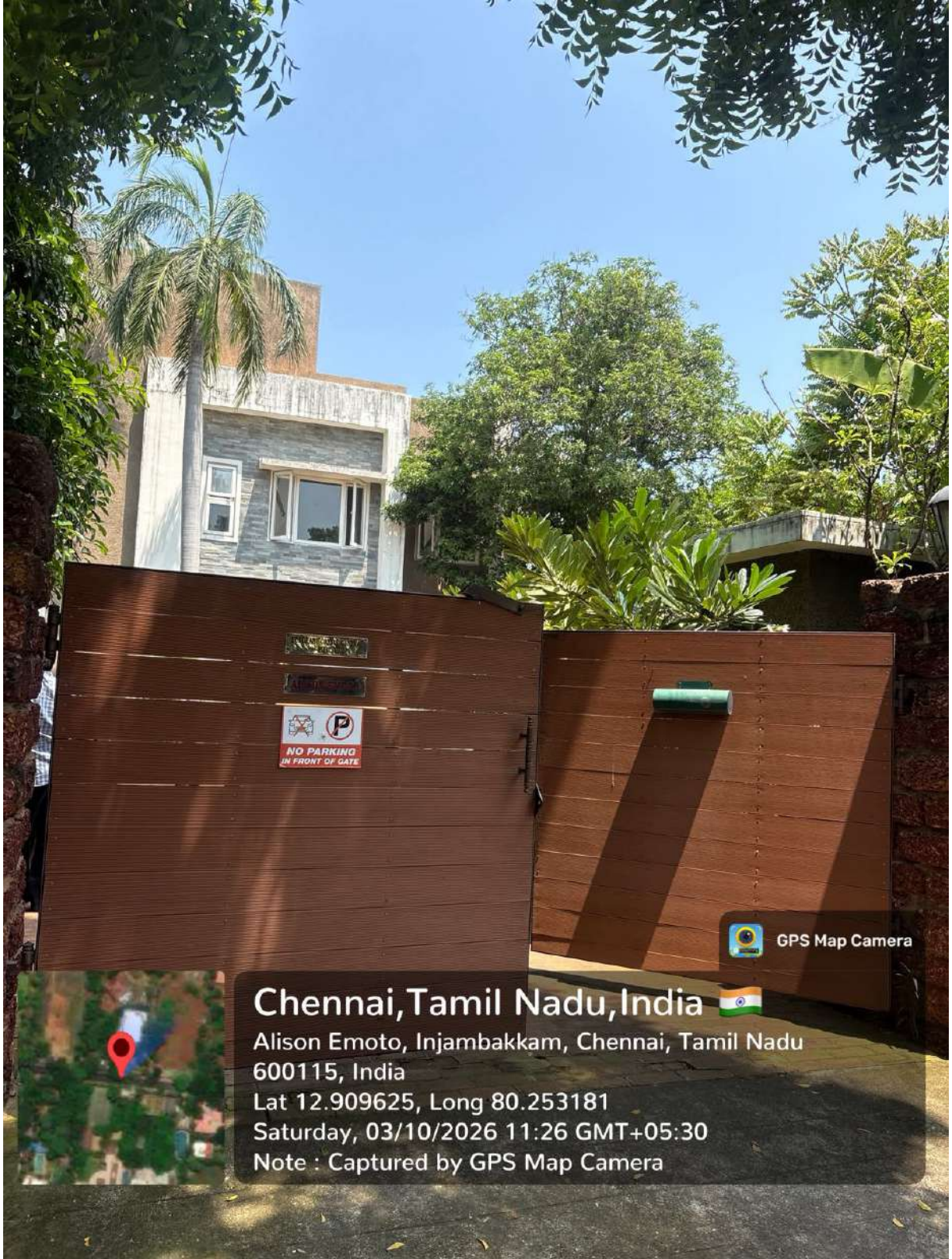
Superintending Engineer (Electrical)
Greater Chennai Corporation.

RGN No: RE203932024
Dated :24.07.2024


GPS Map Camera
Chennai,Tamil Nadu,India
Injambakkam, Injambakkam, Chennai, Tamil Nadu 600115, India
Lat 12.909804, Long 80.253092
Saturday, 03/10/2026 11:40 GMT+05:30
Note : Captured by GPS Map Camera

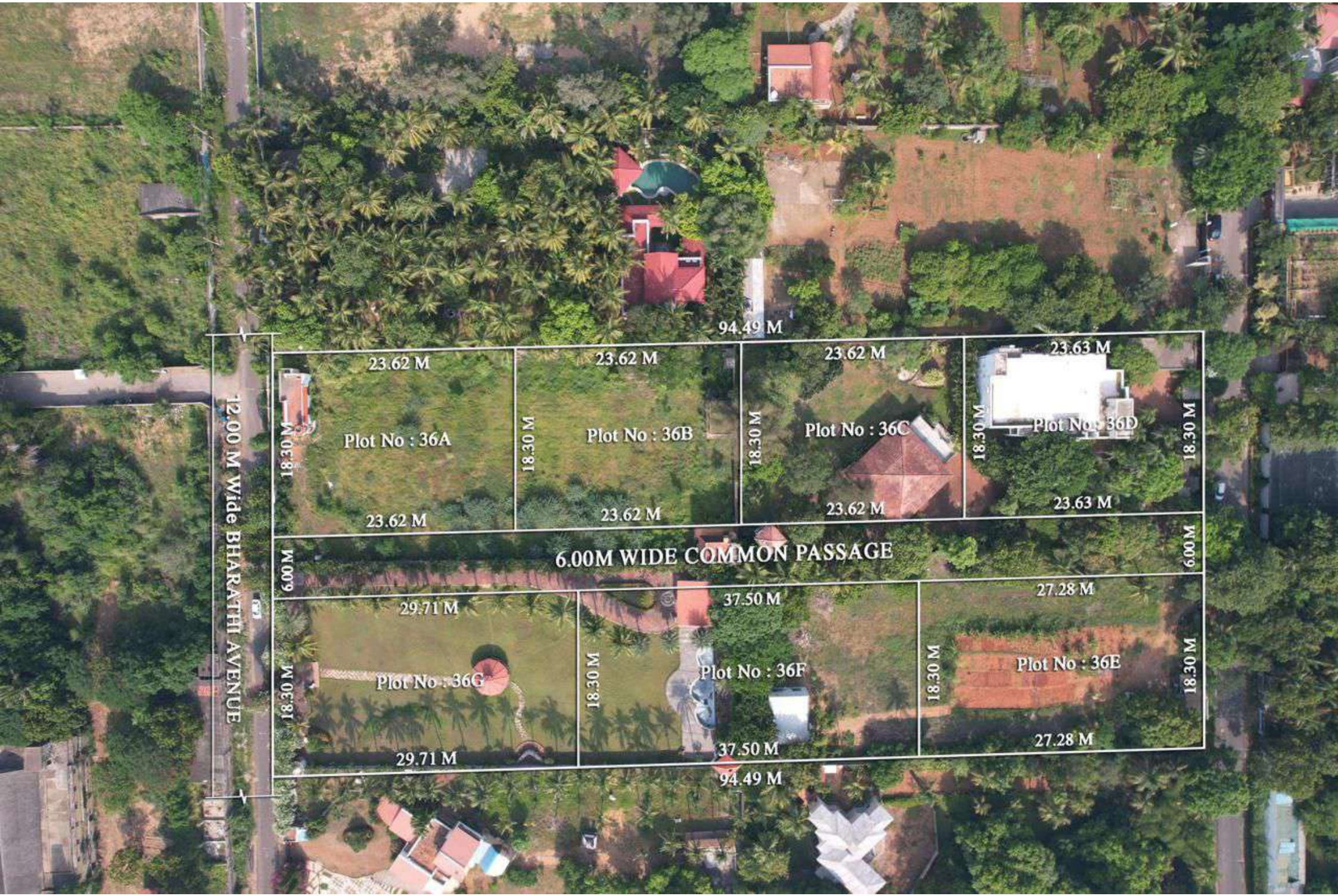

GPS Map Camera
Chennai,Tamil Nadu,India
Injambakkam, Injambakkam, Chennai, Tamil Nadu 600115, India
Lat 12.910301, Long 80.253156
Saturday, 03/10/2026 11:29 GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
Injambakkam, Injambakkam, Chennai, Tamil Nadu 600115, India
Lat 12.910254, Long 80.253194
Saturday, 03/10/2026 11:29 GMT+05:30
Note : Captured by GPS Map Camera


NO PARKING
IN FRONT OF GATE
GPS Map Camera
Chennai,Tamil Nadu,India
Alison Emoto, Injambakkam, Chennai, Tamil Nadu 600115, India
Lat 12.909625, Long 80.253181
Saturday, 03/10/2026 11:26 GMT+05:30
Note : Captured by GPS Map Camera






12.00 M Wide BHARATHI AVENUE
94.49 M
23.62 M
Plot No : 36A
18.30 M
23.62 M
23.62 M
Plot No : 36B
18.30 M
23.62 M
23.62 M
Plot No : 36C
18.30 M
23.62 M
23.63 M
Plot No : 36D
18.30 M
18.30 M
23.63 M
6.00M WIDE COMMON PASSAGE
6.00 M
6.00 M
29.71 M
Plot No : 36G
18.30 M
29.71 M
37.50 M
Plot No : 36F
18.30 M
37.50 M
27.28 M
Plot No : 36E
18.30 M
18.30 M
27.28 M
94.49 M

16.10.2026

From!
Ms MGP Lands & Buildings Pvt Ltd
No:3/330, Door No:3A, Third Floor,
Alkasha centre, Rajiv Gandhi Road,
OMR, Chennai - 600097.

To!
The Real Estate Regulatory Authority
RERA Tower, 133, 1st Avenue,
G-Block, Anna Nagar East,
Chennai - 600102.

Respected sir,

நான் எனது பகுதியில் உள்ள குடியிருப்பை
இடித்து பகுதியை உடனடியாக செய்வதற்காக ஒப்பந்தம்
மேற்குடியிருப்பு அனுமதி பெற்று இருந்தேன். புதுப்பித்தி
மேற்கு என்பதால் முழுமை கால் தொட்டு புதிய மனைப்பிரிவு ஆகிய
சிறிது காலதாமதம் ஆனதால் இப்பொழுது நான் இடிப்பதற்கு
தாமதம் உள்ளது. இந்த காலதாமதத்தை கருத்தில் கொண்டு
Form C - வழங்குமாறு தாழ்மையுடன் கேட்டுக்கொள்கிறேன்.

இப்படிக்கு

V.Vijay.

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

Verified RealEstate
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Chennai 600 097, India
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+91 9996 12 9996

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.