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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

S. Prakash - 9043049950

A2

**Form-5**

**Certificate by Architect / Licensed Surveyor**

**Certificate for the purpose of completion of Layout Project**

Address of the Project: **Comprised in S.No. 243/1, 243/2, 243/3, 243/4, 243/5 & 243/6 of Athananjcheri Village, Paddapai Panchayat, Kundrathur Panchayat Union / Taluk, Kancheepuram District, Tamil Nadu State.**

Date: 27.03.2026

**M/s. VGK Builders Private Limited and Tmt. Merlin Glara,**
No. 25, 2nd Floor, B.R. Complex, Duraisamy Reddy Street,
West Tambaram, Chennai – 600045.

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY 1029 01 APR 2026 TNRERA CHENNAI-102

Subject: Certificate for the purpose of completion of Layout Project **Residential Layout project with Regular Plots.**

Sir,

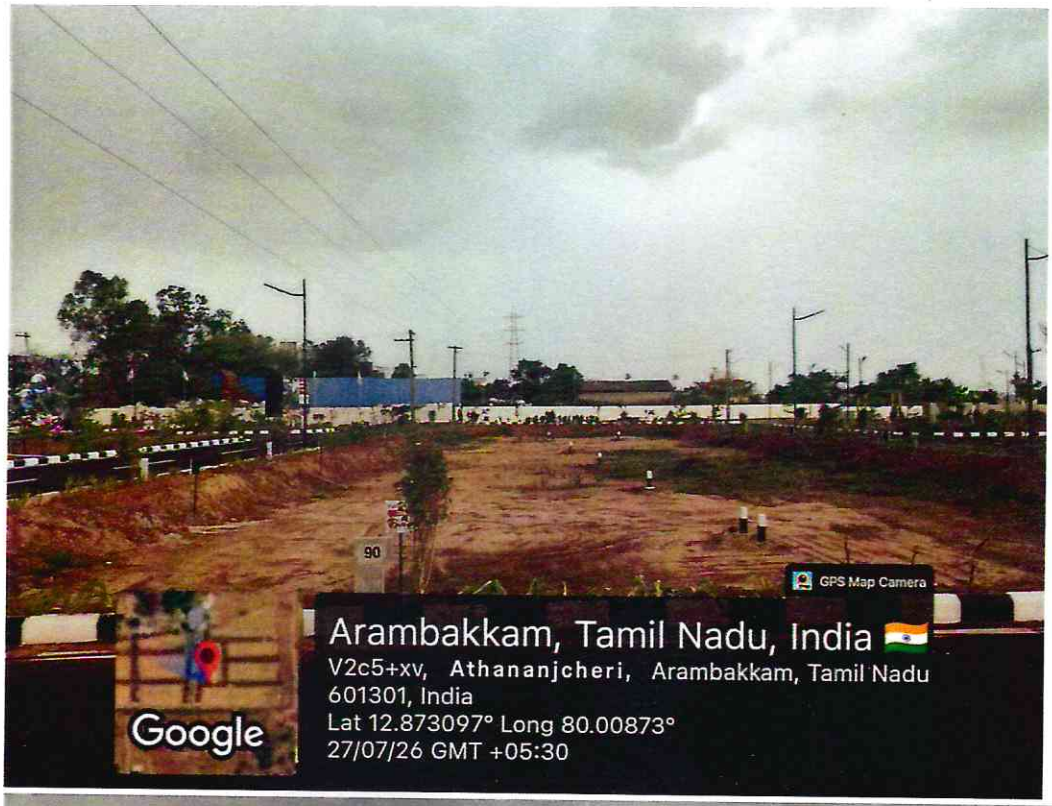
I, **Thiru. S.Prakash** having License No. **CGLDIST/RE/Gr-II/2024/11/012** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **M/s. VGK Builders Private Limited and Tmt. Merlin Glara,** situated on the Plot bearing **Comprised in S.No. 243/1, 243/2, 243/3, 243/4, 243/5 & 243/6 of Athananjcheri Village, Paddapai Panchayat, Kundrathur Panchayat Union / Taluk, Kancheepuram District, Tamil Nadu State.** demarcated by its boundaries (latitude and longitude of the end points) **12°52'24.4"** to the North **12°54'24.8"** to the South **80°00'28.1"** to the East **80°00'28.2"** to the West to the West of Division **Athananjcheri Village, Paddapai Panchayat, Kundrathur Panchayat Union / Taluk, Kancheepuram District, Tamil Nadu State** is Total Extend of land is **24605.0 Sq.m.** Being developed by **M/s. VGK Builders Private Limited and Tmt. Merlin Glara.**

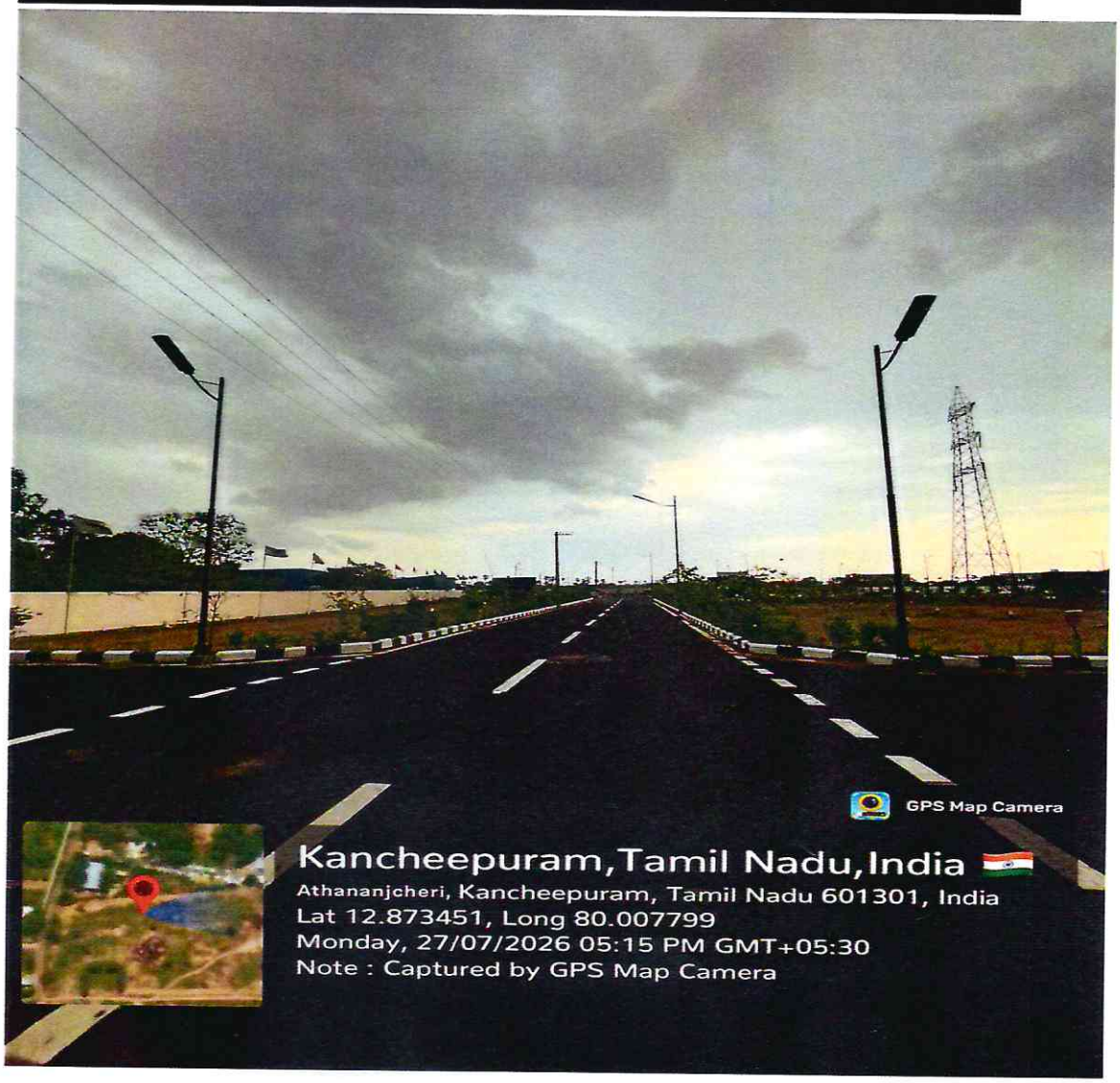
Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan **SWP/DTCP/KANCHIPURAM DISTRICT/LAYOUT NO: 190/2025 dated 27.10.2025** including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

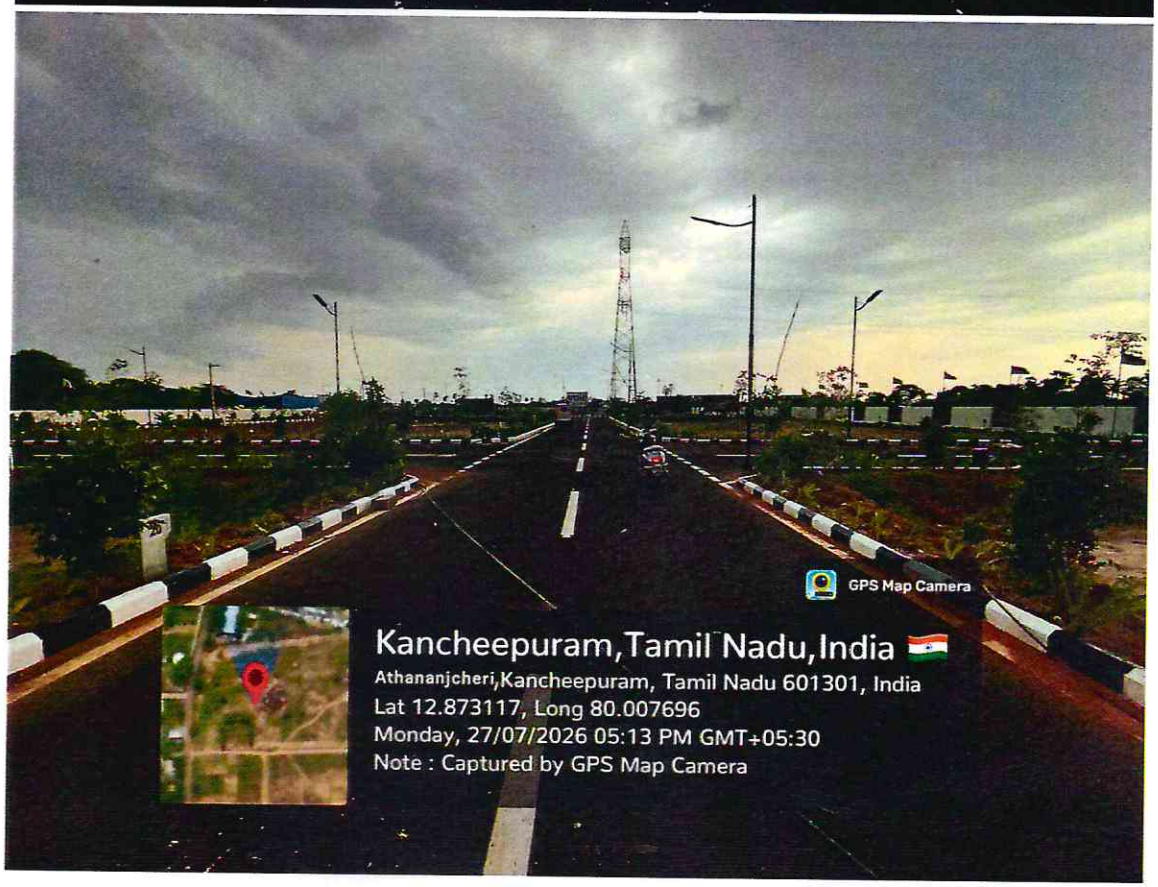
Er. PRAKASH SRINIVASAN
Registered Engineer Grade - II
LICENSE NO.CGLDISTRE/Gr-II/2021/11/012
No. 6/36 B, Sudhar Street,
East Tambaram, Chennai - 600059.
Contact: 90430 49950
Email ID: prakashsrini1995@gmail.com

Enclosed:
Photographs of all sides of site.


90
GPS Map Camera
Arambakkam, Tamil Nadu, India
V2c5+xv, Athananjcheri, Arambakkam, Tamil Nadu 601301, India
Lat 12.873097° Long 80.00873°
27/07/26 GMT +05:30
Google


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Athananjcheri, Kancheepuram, Tamil Nadu 601301, India
Lat 12.873451, Long 80.007799
Monday, 27/07/2026 05:15 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Athananjcheri,Kancheepuram, Tamil Nadu 601301, India
Lat 12.873140, Long 80.007692
Monday, 27/07/2026 05:13 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Athananjcheri,Kancheepuram, Tamil Nadu 601301, India
Lat 12.873117, Long 80.007696
Monday, 27/07/2026 05:13 PM GMT+05:30
Note : Captured by GPS Map Camera

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.