Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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+91 9996 12 9996
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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:

S.No. 1460/1A and 1460/1B,

Thaiyur 'B' village,

Thiruporur Panchayat Union and Taluk,

Chengalpattu District.

Date : 18-04-2026.

Name of the Promoter :

.Urban Tree Realty Product LLP,

New No:18,Old No.8,Rutland Gate, 5th Street,

NungambaKkam,

Chennai - 600006.

Subject: Certificate for Layout development for **SAPPHIRE GARDENS By Urban Tree Ph4**

Ref/File No :TNRERA/PLF/9237/2025&TNRERA Registration Number

:TNRERA/35/LO/0101/2026 dated 09.01.2026

Sir,

I,R. VIJAYAKUMAR,having License No. TVLR/RE/Gr-III/2019/05/001 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SAPPHIRE GARDENS By Urban Tree Ph4**situated on the Plot bearing Survey noS.F.No. 1460/1A and 1460/1B of Thaiyur Village Panchayat, Thiruporur Panchayat Union, Chengalpattu District. demarcated by its boundaries **Latitude : 12.769376 and Longitude : 80.18616** of the end pointsto the North : S.No1454 to the South : S.N0 1460/2 & Approval layout No 193/2025 to the East S.N0 1454 to the West of DivisionS.No1454ofThaiyur 'B' village, Thiruporur Panchayat Union and Taluk of Chengalpattu District, measuring **12150Sq. mts**. Being developed by Urban Tree Realty Product LLP. 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 **Directorate of Town and Country Planning** vide Planning Permission No.DGDLH7R1/2025/2025/TCP dated 25-10-2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

VIJAYA CONSTRUCTIONS

Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

Stamp, Signature & Name (R. VIJAYAKUMAR) of Architect/ Licensed Surveyor with (Reg. License No : TVLR/RE/Gr-III/2019/05/001

Enclosed:

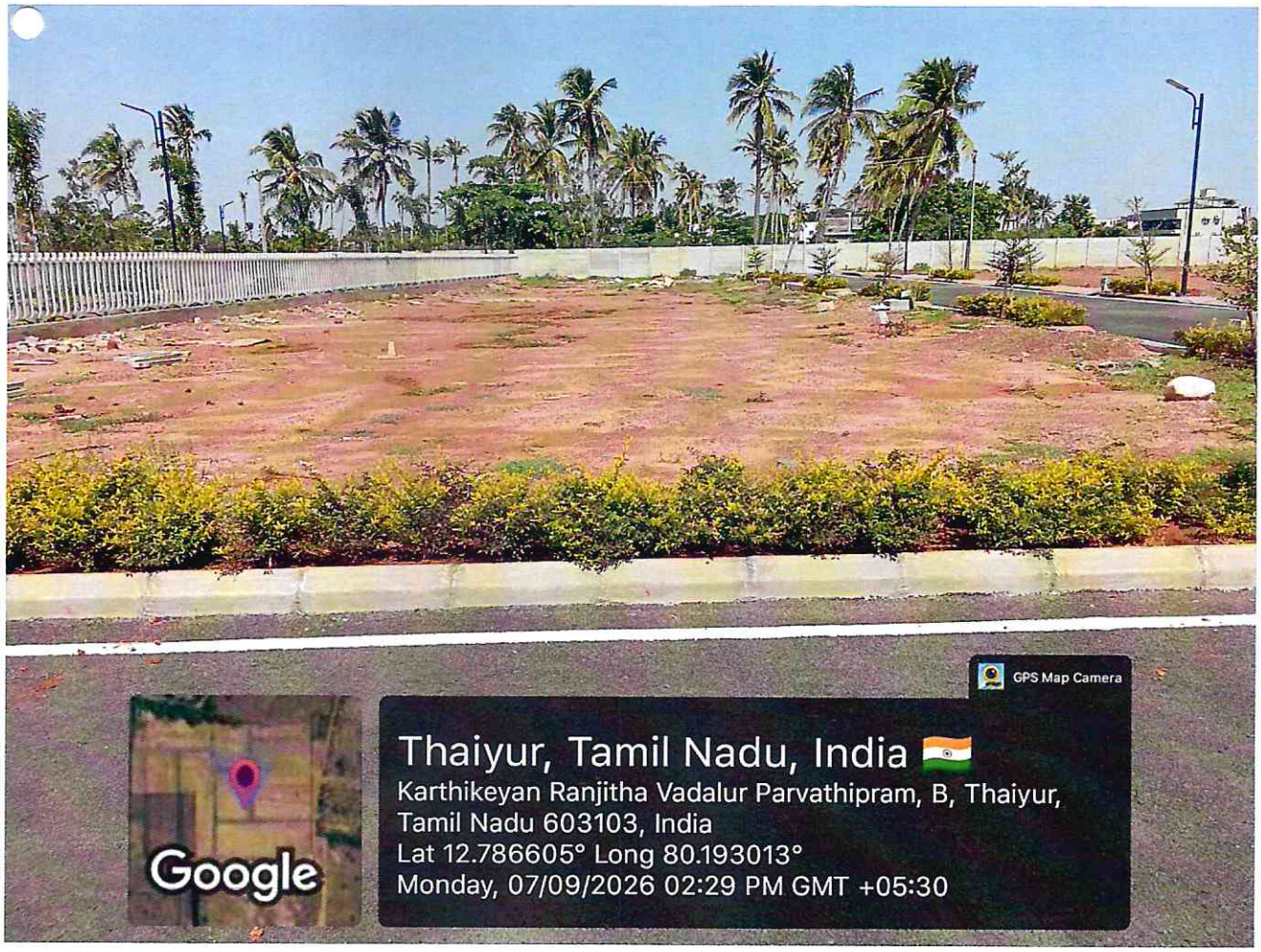
1. Photographs of all sides of site
2. Register Engineer Registration Certificate


phase 4

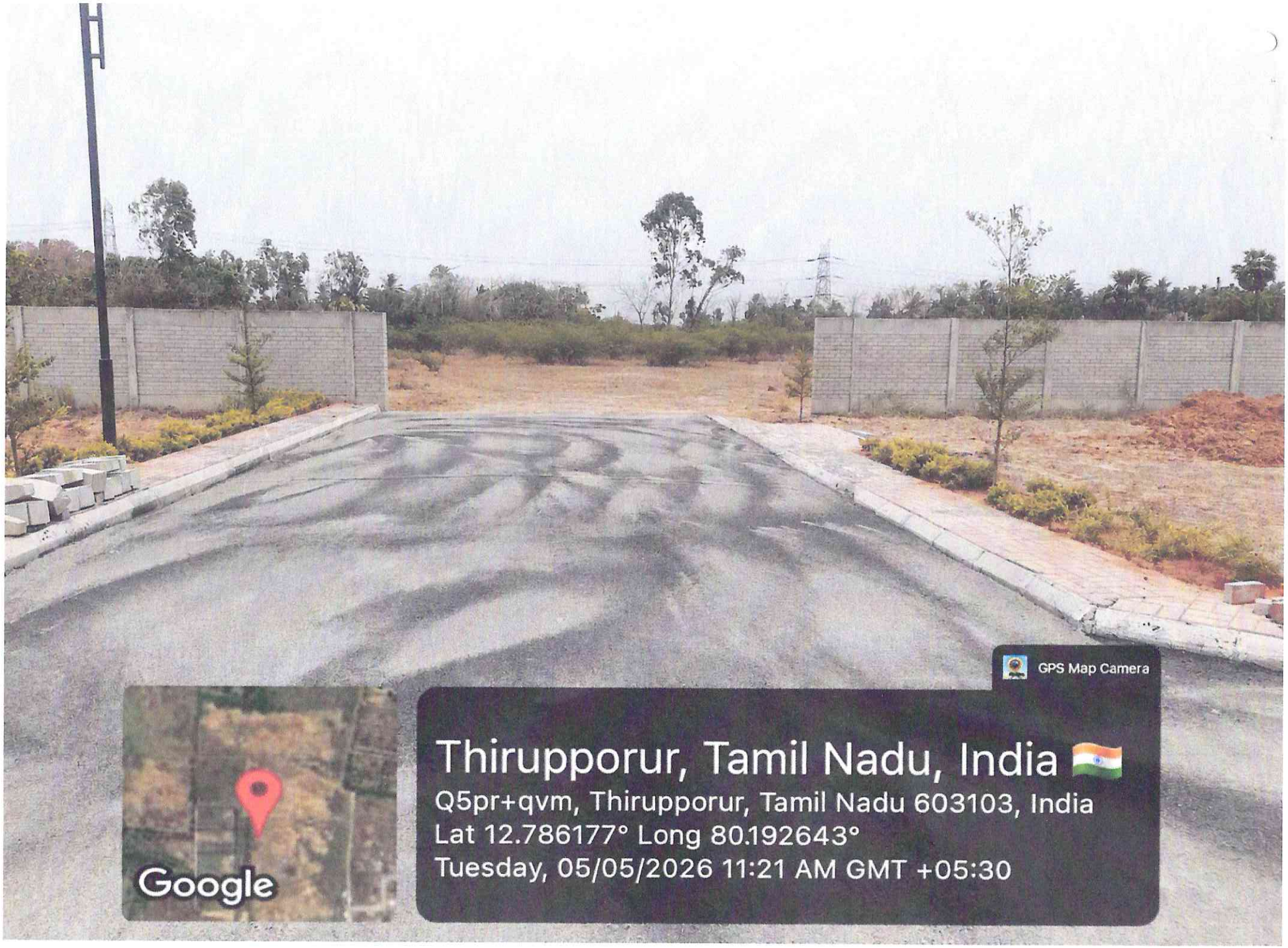


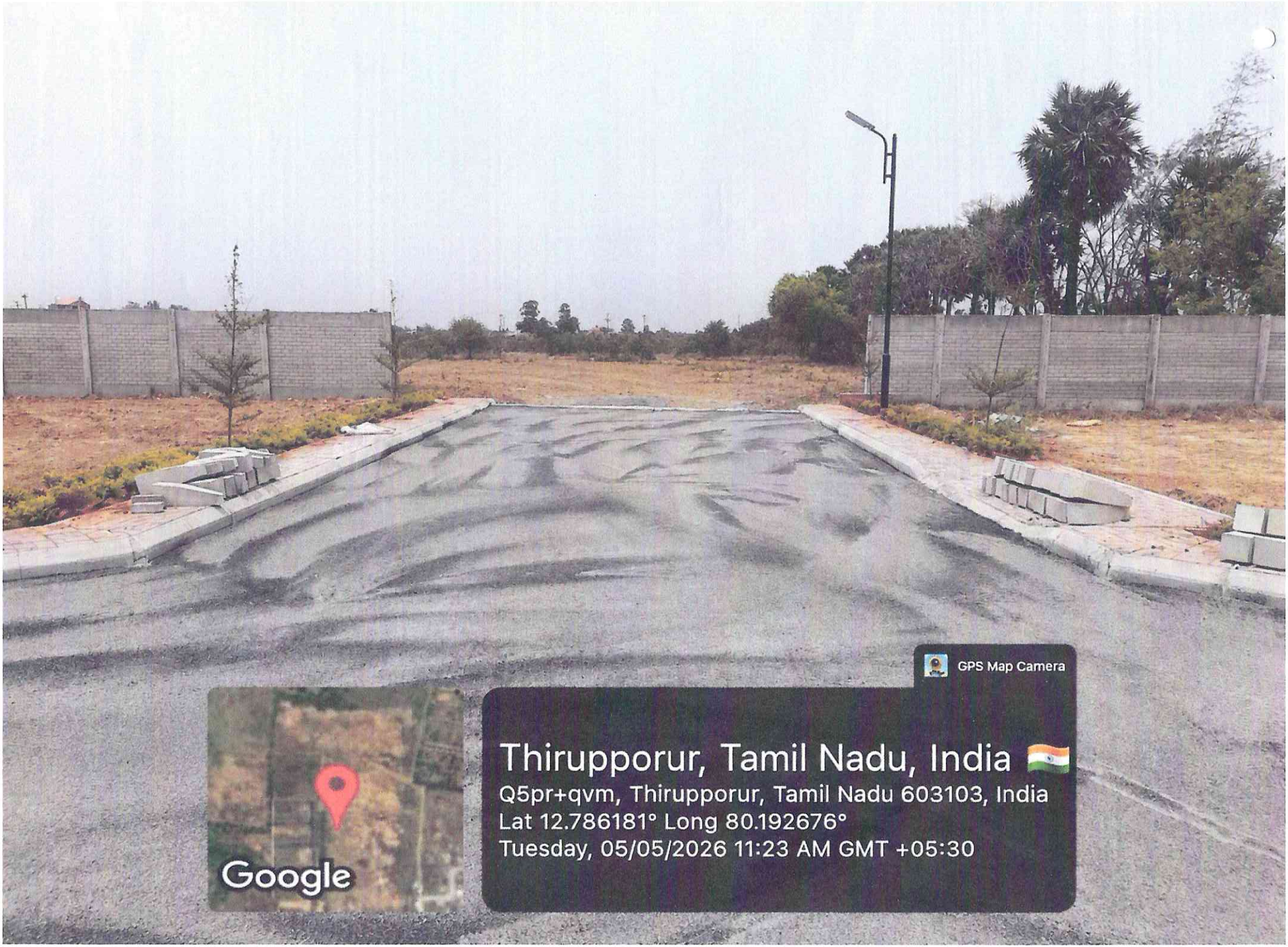

phase 4

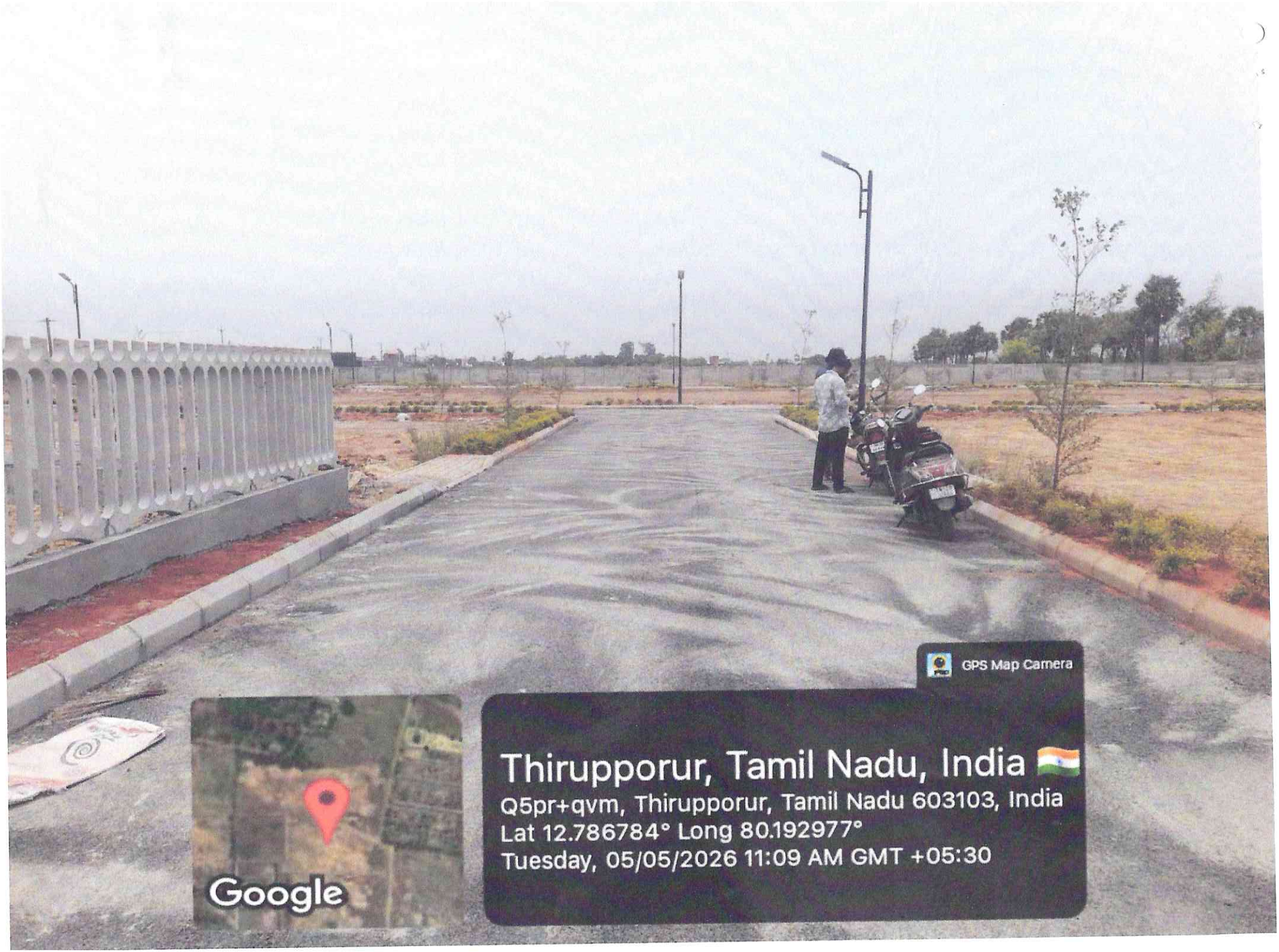



GPS Map Camera
Thaiyur, Tamil Nadu, India
Karthikeyan Ranjitha Vadalur Parvathipram, B, Thaiyur,
Tamil Nadu 603103, India
Lat 12.786605° Long 80.193013°
Monday, 07/09/2026 02:29 PM GMT +05:30
Google


GPS Map Camera
Thaiyur, Tamil Nadu, India
Karthikeyan Ranjitha Vadalur Parvathipram, B, Thaiyur,
Tamil Nadu 603103, India
Lat 12.786184° Long 80.192841°
Monday, 07/09/2026 02:35 PM GMT +05:30
Google


GPS Map Camera
Thirupporur, Tamil Nadu, India
Q5pr+qvm, Thirupporur, Tamil Nadu 603103, India
Lat 12.786177° Long 80.192643°
Tuesday, 05/05/2026 11:21 AM GMT +05:30
Google


GPS Map Camera
Thirupporur, Tamil Nadu, India
Q5pr+qvm, Thirupporur, Tamil Nadu 603103, India
Lat 12.786181° Long 80.192676°
Tuesday, 05/05/2026 11:23 AM GMT +05:30
Google


GPS Map Camera
Thirupporur, Tamil Nadu, India
Q5pr+qvm, Thirupporur, Tamil Nadu 603103, India
Lat 12.786784° Long 80.192977°
Tuesday, 05/05/2026 11:09 AM GMT +05:30
Google


GPS Map Camera
Pudupakkam, Tamil Nadu, India
17, Near Sapphire Garden By Urban Tree,
Pudupakkam, Tamil Nadu 603103, India
Lat 12.786189° Long 80.19344°
Tuesday, 05/05/2026 11:26 AM GMT +05:30
Google

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.