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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: **"VIN CITY"** , DTCP.NO: **SWP/44/2024,** R.S.NO: **93/13B** **Thirukanurpatti** Village & Panchayat, **Thanjavur** Taluk, **Thanjavur** District.

Date: **04-09-2024**

Name of the Applicants	:	**Mr. D.WENCESLAUS JUSTIN-1** **Mr. A. AROCKIYASAMY -2**
Address of the Applicants	:	No. 345, Punitha Anthoniyar Kovil Street, Munnayampatti, Thanjavur, Thanjavur– 613 401.

Subject: Certificate for **"VIN CITY"** (Name of the project)
Ref: _____(TNRERA Registration Number)

Sir,

I, **N.BAKKIYARAJ, B.Sc.,** Registered Developers, Reg.No: **004-RD/2024** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **"VIN CITY"** situated on the Plot bearing Survey Nos. **93/13B** demarcated by its boundaries (latitude - **10.704524** and longitude - **79.074255** of the end points) **Thirukanurpatti** Village & Panchayat , **Thanjavur** Taluk, **Thanjavur** District, Site Extent**: 4050.00 Sq.m**. being developed by **Mr. D.WENCESLAUS JUSTIN-1 Mr. A. AROCKIYASAMY -2**

Based on site inspection carried out by me with respect to each of the plots 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 the **Assistant Director** Directorate of Town and Country Planning, Thanjavur District vide Letter No. **185EROBL(27520),** Planning permission No. **SWP/44/2024** dated **21-06-2024** including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

4/9/24

N. BAKKIYARAJ. B.Sc.,
Registered Developers,
Reg. No.004-RD / 2024,
VNB DEVELOPERS AND SERVICES
No.18, R.M. Nagar, 1st Floor,
Neelagiri, Thanjavur-613005.
Mobile No:9788854998

Registered Developer : **N.BAKKIYARAJ**

Registered No. **004-RD/2024**

Enclosed :Photographs of all sides of site.

DISTRICT TOWN AND COUTRY PLANNING, THANJAVUR
No.5, Ganapathy Nagar, Medical College Road,
Thanjavur - 613001
Phone No:04362 270133 E Mail : dtcpthanjavur@gmail.com

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company **M/s. VNB Developers and Services** represented by its **Managing Proprietor Thiru N BAKKIYARAJ** has enrolled as **Registered Developers** with O/o. Assistant Director of District Town and Country Planning, Thanjavur District.

The Company is registered as a Registered professional and given the **Registration No.004 RD on 28.6.2024**. The Company have to comply with the duties and responsibilities 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 MAWS (MA1) Department dated 04.02.2019.

This Registration is valid up to 27.6.2029.

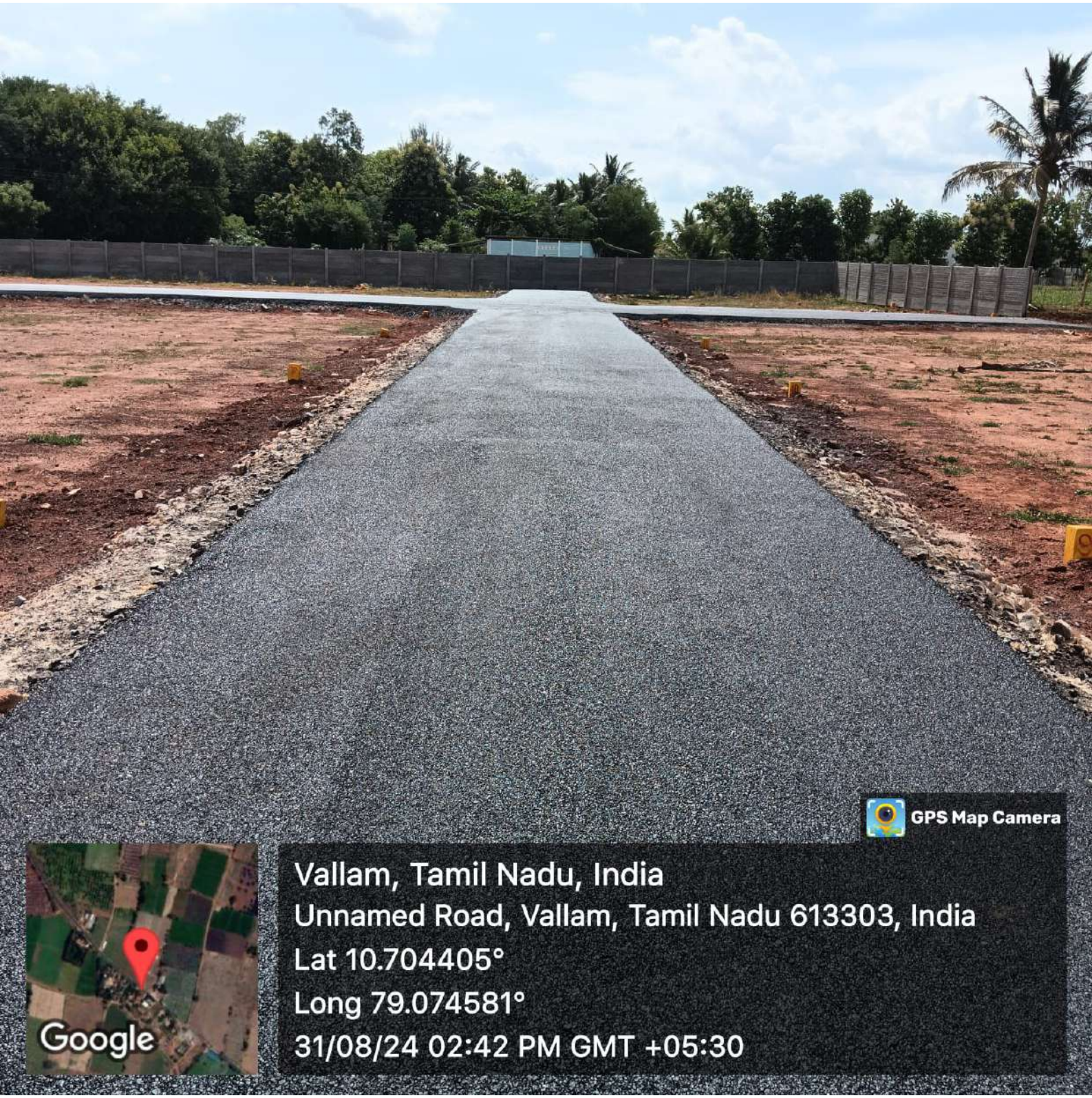


Assistant Director,
District Town and Country Planning office,
Thanjavur

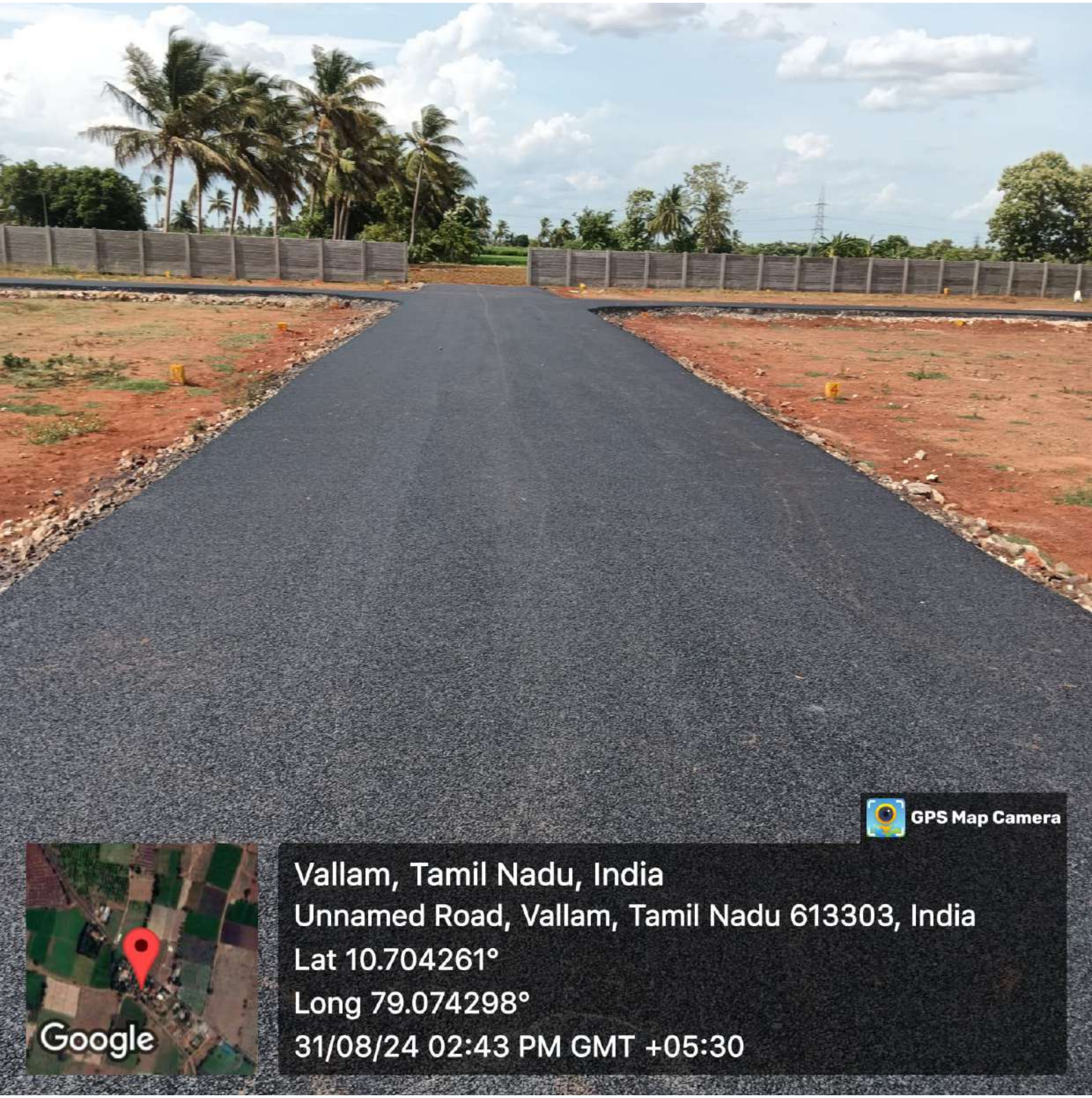

GPS Map Camera
Google
Vallam, Tamil Nadu, India
Unnamed Road, Vallam, Tamil Nadu 613303, India
Lat 10.704524°
Long 79.074255°
31/08/24 02:41 PM GMT +05:30


GPS Map Camera
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Vallam, Tamil Nadu, India
Unnamed Road, Vallam, Tamil Nadu 613303, India
Lat 10.704613°
Long 79.07439°
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GPS Map Camera
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Unnamed Road, Vallam, Tamil Nadu 613303, India
Lat 10.704613°
Long 79.07439°
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Unnamed Road, Vallam, Tamil Nadu 613303, India
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Unnamed Road, Vallam, Tamil Nadu 613303, India
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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.