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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

FORM 5

Certified by Architect/ Lincenced surveyor

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

Address of the project MODERN CITY, SFNO.272/2B, M.PUDUPATTAI EAST Village, MUSIRI TALUK, TRICHY district ,

DATE 31-03-2026

Mr.SRINIVASAPERUMAL.S, ,KARTHICK.T,BALAJAYAKUMAR.N, and Mrs.MUTHUSELVI.R of Promoter

TIRUCHIRAPPALLI

Subject : Certificate for MODERN CITY(Name of the project)

Sir,

I Ramanathan M having license no RE/Grlll/DTCP/TRICHY/SEP2022/385 had under taken assignment as an architect/Licensed Surveyor for the assessment and verification of the development of the work done at MODERN CITY situated on the plot no/ bearing survey no SF.NO- 272/2B. Demarcated by its boundaires(latitude and longitude of the end points) 10.963961N 78.460370E to the North 10.964020N 78.459924E to the South 10.962613N 78.459648E to the east 10.962613N 78.459648E to the west of division M.PUDUPATTAI EAST Village,MUSIRITaluk, TRICHY District,Tamilnadu, Measuring 8200 Sqm being developed by (Name of the Promoters) Mr.SRINIVASAPERUMAL.S, ,KARTHICK.T,BALAJAYAKUMAR.N, and Mrs.MUTHUSELVI.R

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 **DTCP TIRUCHIRAPPALLI** (Name of the sanctioned authority) planning Permission **No. L.P/JD DTCP(TD) 212/2025**dated 04/12/2025 including all amenities and facilities as committed by promoter the allottes

Yours Faithfully

Stamp,Signature & Name of Architect/Licensed Surveyor with License No

Er. M. RAMANATHAN,B.E.,
Register Engineer (RE)
RE/Gr.III/DTCP/TRICHY/SEP/2022/385
Cell : 76397 85333.

DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Mr.**M.RAMANATHAN** has enrolled as **REGISTERED ENGINEER GRADE-III** with this office who has the qualification of **BACHELOR ENGINEERING IN CIVIL ENGINEERING** and experience in the relevant field for 3 years.

He has been given the Registration No. **RE/Gr.III/DTCP/TRICHY/SEP 2022/385 on 29.09.2022**

He shall be required 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 31.03.2027



29 SEP 2022

29/9/22

Joint Director/Member Secretary, District
Town And Country Planning,
TiruchirappalliDistrict.

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.