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

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

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: "EMPEROR CITY" Plot No 1-414 (EWS Plots-44-63,132-139,164-204,206-221,224-239,242-246,259-262,264-293 total 140) Survey. Palayamkottai Ward - Ward.BR- Block No.16 - T.S.No.12/12, 12/16 - Ward.BR - Block No.24 T.S.No.1/11, 1/13, 1/15 (Old S.F.Nos. 86/1A & 131/2) Vijayaraghava mudhaliar Chatram Village, Tirunelveli Corporation, Palayamkottai Taluk Tirunelveli District.

Date: 09-May-2026

M/s.Jones Infrastructure Pvt Ltd Managing Director M.Jones (Name of the Promoters) No.2, Moovarasampattu Main Road, Madipakkam,Sholinganallur,Chennai - 600091 (Address of the Promoter)

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

Sir,

I, J. GODFREY (name of the Architect/Licensed Surveyor) having Registration No. CA/2016/78962 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development to work done at EMPEROR CITY (name of the project) situated on the Plot bearing Survey no./ Plot no. S.No. Survey. Palayamkottai Ward - Ward.BR- Block No.16 - T.S.No.12/12, 12/16 - Ward.BR - Block No.24 T.S.No.1/11, 1/13, 1/15 (Old S.F.Nos. 86/1A & 131/2) demarcated by its boundaries (latitude and longitude of the end points) 8.693656 ° and 77.776464 of Vijayaraghava mudhaliar Chatram Village, Tirunelveli Corporation, Palayamkottai Taluk Tirunelveli District measuring 121674 sq. mts. Being developed by M/s.Jones Infrastructure Pvt Ltd Managing Director M.Jones (Name of the Promoter).

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 Tirunelveli DTCP (Name of the sanctioned authority) side Planning Permission No. 6R0EW0ZT/2024/2024/TCP dated 30.12.2024 ம. வ/ ந. ஊ .இ. எண்:96/2024 தி.அ/ம.வ/ திஉதி கு/தி.மா.s.w.p/152/2024 including all amenities and facilities as committed by the promoter to the allottes

Yours Faithfully,

J.GODFREY
Reg.No: CA/2016/78962
G2 ARCHITECTS AND INTERIORS
TUKKARAMMALPURAM
TIRUNELVELI, TAMILNADU - 627007

COUNCIL OF ARCHITECTURE

A Statutory Authority of Government of India under the Architects Act, 1972 (A Central Law)

CERTIFICATE OF REGISTRATION



This is to certify that the name of

Mr. Godfrey J

has been entered in the Register of Architects maintained by the Council and his

Registration No. is

CA/2016/78962

The Certificate is valid from second day of December 2016
to the thirty-first day of December 2029

This Certificate is valid subject to renewal/extension of Registration from time to time for which a digitally signed certificate shall be issued by the Council, separately.

List of Additional Qualifications:

This Certificate is issued under the Common Seal of the Council of Architecture
on this Sixth day of November 2024

Registrar-Secretary

President

This Certificate of Registration, being issued under Section 24 (7) and Section 26 (4) of the Architects Act, 1972, is the property of the Council and must be surrendered to Council in case registration is not renewed within stipulated time period, failing which fine may be levied under Section 38 of the Act.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.