Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Date: 07/03/2025

Address of the Project	:	**Sri Sai Garden,Vengadesapuram Village,Thuraiyur taluk, Trichy District**
Name of the Promoter	:	**M.Vijayakumar & V.Suresh**
Address of the Promoter	:	No : 205/F1-Extension,Thuraiyur-621010 Trichy District
Subject: Certificate for	:	**Grand Poes Garden**
Ref: _____	:	(TNRERA Registration Number)

Sir,

I, **J.Martin Ranjith** (name of the Architect/ **Licensed Surveyor**) having License No. **RE/GR-II/2022/12/246** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at: **Grand Poes Garden** (name of the project) situated on the Plot bearing Survey no.: **214/3A1 & 3A2** -demarcated by its boundaries (latitude and longitude of the end points)

11.131660, 78.595496	To the North	11.130990, 78.595518	To the South
11.130974, 78.596121	To the West	11.131622, 78.596038	To the East

Of Division Village/Town- **Vengadasapuram** Taluk –**Thuraiyur** District -**Trichy** measuring **5100.00 sq. mts**. being developed by **M.Vijayakumar & V.Suresh** (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 **DTCP** (Name of the sanctioned authority) vide Planning Permission No. **37/2025** dated **12/02/2025** including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

Enclosed: Photographs of all sides of site

J. MARTIN RANJITH B.E CIVIL
REG. ENGG CMDA-RE/GR-II/2022/12/246
No:1, PVR Home's VGN Mahalakshmi Nagar,
Thiruverkadu, Chennai - 600 077.
Mobile : 98422 82294

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. MARTIN RANJITH. J** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **8** years.

He has been given the Registration No.**RE/GR-II/2022/12/246** on **12.12.2022.** 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) Dept. dated 04.02.2019.

This Registration is valid upto **11.12.2027**.



12/12/22
(A. MEGANATHAN)
Superintendent



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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