



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)

Address of the Project "PEARL CITY PHASE-4" RESIDENTIAL LAYOUT OF HOUSE SITES COMPRISING IN S.NOS 50/3, 53/2A, 2B OF Melakondaiyur village, Tiruvallur panchayat union, Tiruvallur Taluk, Tiruvallur District, Pin - 602024

Date:25/12/2024

Promoter:

M/s VM REALTY

Rep by its proprietor

Mr.M.VENKATESHWARAN

S/o Mr.S.Moorthy

No. 93,2nd Floor, Kundrathur

Main road, Vigneshwara Nagar,

Porur, Chennai - 600116

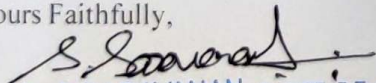
Subject: Certificate for "PEARL CITY PHASE-4" RESIDENTIAL LAYOUT OF HOUSE SITES COMPRISING IN S.NOS 50/3, 53/2A, 2B of Melakondaiyur village, Tiruvallur panchayat union, Tiruvallur Taluk, Tiruvallur District, Pin - 602024

Ref : Newly Register with TNRERA as per Proc.No.TNRERA/A3/5152/2022 Dated 04.03.2022.

Sir,

I, **Er.SARAVANAN.S** (Licensed Surveyor) having License No. **RE/GR-III/2022/01/329** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "PEARL CITY PHASE-4" situated on the Plot bearing Survey no, **50/3, 53/2A, 2B**, demarcated by its boundaries (latitude and longitude of the end points) 13.192867, 80.014040, to the North to the South 13.192869, 80.014042 to the East 13.192871, 80.014044 to the West of Division 13.192873, 80.014046 **Village- MELAKONDAIYUR, Taluk - TIRUVALLUR, District- TIRUVALLUR Measuring 8050 sq.mts.** being developed by M/s VM REALTY Rep by its proprietor Mr.M.VENKATESHWARAN 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 Approval No.182/2024 dated 14.08.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



Er. S.SARAVANAN, ITI, DCE, B.Tech

Registered Engineer Grade - III

Registration No: RE/GR-III/2022/01/329

Chennai Metropolitan Development Authority

No.11, Ramasamy Street, Gopalapuram,

Chennai - 600 086. Mobile: 9790958444.

Encl: Photographs of all sides of site.



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



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](tel:+919996129996)
www.verified.realestate