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)

Address of the Project: **NSC Global City Phase - II** in S.No. 50/1 & 71/3A of Sirugavur Village, Ponneri Taluk, Thiruvallur District, Tamil Nadu State.

Date : 10/2/25

Promoter:

Mr.P T.ASHOK KUMAR GPA on behalf of
Mr. B. PRABAKARAN
Mr. PRIYADHARSHINI V
No.46, Gandhi Main Road, Puzhal,
Chennai – 600 066.

Subject: Certificate for **NSC Global City Phase - II**

Ref: NEW PROJECT (TNRERA Registration Number)

Sir,

I, M.SANKARAN having License No.RE/GR-I/19/04/138 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **NSC Global City Phase - II** situated at S.No. 50/1 & 71/3A of Sirugavur Village, Ponneri Taluk, Thiruvallur District, Tamilnadu State demarcated by its boundaries (latitude and longitude of the end points) to the North 13°12'23.5"N 80°13'13.0"E to the South 13°12'22.7"N 80°13'13.2"E to the East 13°13'22.2"N 80°10'25.2"E to the West of Division 13°13'22.3"N 80°10'20.1"E Sirugavur Village, Ponneri Taluk, Thiruvallur District measuring 2837 sq.mts Being developed by P T Ashok Kumar

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 CMDA *vide* Planning Permission No P.P.D/L.O No.308/2024,dated 31.12.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

M. SANKARAN B.E. 10/02/2025
CMDA Registered Engineer
(RG No. RE / Grade - 1 / 19/04/138)
No: 3/55, Sembulivaram, Chennai-67
Cell: 9444162115

Stamp,Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No.RE/GR-I/19/04/138)

Enclosed:

Photographs of all sides of site

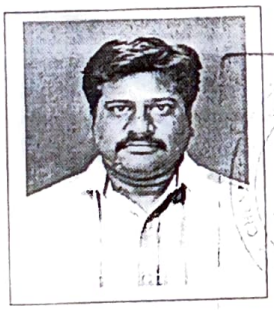
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru M. SANKARAN** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E., (Civil Engg.)** and experience in the relevant field for **10** years.

He has been given the Registration No.**RE/GR-I/2019/04/138 Renewed** on **30.04.2024.** 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 **29.04.2029**.



30th Apr.

(A.MEGANATHAN)
Superintendent

06/05/2024
M. Santhanam
9444162115



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