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Official Property Record

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- a) Applicant Name - AAVISHKAAR
- b) Project Name - AAVISHKAAR'S SVASTHAM
- c) Address - 189/1-A, Ground Floor, 8-11, Sree Daksha Saharsh,
Maruthamalai Main Road, Vadavalli,
Coimbatore - 641046.
- d) Project Details:

Project Name	AAVISHKAAR SVASTHAM
Category of the Building	RESIDENTIAL VILLAS
Project Commencement Date	FEBRUARY - 2021
Plot Extent (Sq.Mt)	2064.65
Total Open area (Sq Mt)	919.29
Project address Line 1	SF.NO: 544/2B & 544/3A1B, VADAVALLI VILLAGE, PERUR TALUK
District	COIMBATORE
No of Open Parking	01 NO (VISITORS PARKING)
No of Covered Parking	TOTAL = 08 NOS

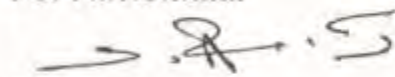
Project Description	JV LAND TOTAL NO OF VILLAS — 08 NOS (GROUND + FIRST FLOOR)
Project Status	COMPLETED
Project End Date	MAR 2022
Total Covered area (Sq Mt)	1145.36
Project address Line 2	VADAVALLI TO THONDAMUTHUR
Tehsil/Sub District	COIMBATORE
Total area of open Parking (Sq Mt)	2.5 x 5 x 1 = 12.5 sqm
Total area of Covered Parking (Sq Mt)	190.56 Sq.M

Development Details:

Type of Dwelling Unit	RESIDENTIAL VILLAS (GROUND + FIRST FLOOR)
Carpet area (Sq Mt)	1005.56 SQM
Area of exclusive Open terrace if any (Sq Mt)	NIL

Total No. of Dwelling Unit	08 NOS DWELLING
No of Dwelling Unit Available for Sale	08 NOS DWELLING
Area of exclusive balcony/veranda h (Sq Mt)	NIL

For Aavishkaar



Partner

(S.Arul Antony)



FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 21/04/2022

To

AAVISHKAAR

189/1-A, Ground Floor, 8-11,

Sree Daksha - Saharsh,

Maruthamalai Main Road,

Vadavalli, Coimbatore - 641046

Subject: Certificate of Completion of Construction Work of 8 dwellings Residential Villas / Single Block of the Building of the Project (TNRERA Registration Number TN/11/Building/0097/2021 Dated 01.04.2021) situated on the Plot bearing Survey No./Plot No./Door No./ S.F.544/3A1B, 544/2B of Vadavalli Village, Perur Taluk, Coimbatore Corporation demarcated by its boundaries (latitude and longitude of the end points) to the (LATITUDE: 11°01'10.9", LONGITUDE :76°52'35.3") North (LATITUDE: 11°01'09.5", LONGITUDE; 76°52'35.6") To the South (LATITUDE: 11°01'10.4", LONGITUDE; 76°52'36.3") to the East (LATITUDE: 11°01'10.0", LONGITUDE; 76°52'34.6") to the west of Division VADAVALLI Village, Coimbatore District, Carpet Area measuring 1005.56 sq.mts. Area being developed by (M/s. AAVISHKAAR – AAVISHKAAR'S SVASTHAM)

Sir,

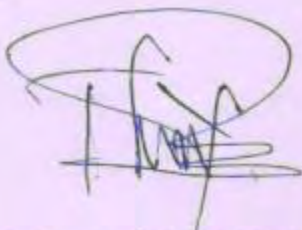
I/w T.JOHN YOGARAJ have undertaken assignment as Architect of certifying completion of Construction Work of RESIDENTIAL VILLAS, BLOCK- Single, 8 DWELLING (GROUND & FIRST FLOOR) Building/Block/Tower RESIDENTIAL of the Building situated on the plot No. /Survey no./ Door situated on the Plot bearing Survey No. / Plot No. / Door S.F.544/3A1B, 544/2B of Vadavalli Village, Perur Taluk, Coimbatore Corporation measuring 1005.56 sq.mts. Area being developed by (M/s. AAVISHKAAR – AAVISHKAAR'S SVASTHAM).

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- i) M/s/Thiru/Tmt. T.JOHN YOGARAJ as Architect/Engineer
- ii) M/s/Thiru/Tmt. P.SENTHIL KUMAR as Structural Consultant
- iii) M/s/Thiru/Tmt. S.DEVARAJ, D&D CONSULTANTS as MEP consultant.
- iv) M/s/Thiru/Tmt. S.VINNY GEORGE as Site Supervisor/clerk of works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **BLOCK- Single, RESIDENTIAL VILLAS (GROUND & FIRST FLOOR)** Building with 8 dwellings has been completed in all aspects. And is fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

T. JOHN YOGARAJ
Architect Grade I (RA) CA / 2000 / 26960
Reg No: Coimbatore LPA/RA/GR-I/19/03/005
B.3 Anand Abodes (Shalom)
38-A, Anna Street, Venkittapuram,
Coimbatore - 641 025. Cell: 98940 98212

M/S.AAVISHKAAR - PROJECT NAME: AAVISHKAAR'S SVASTHAM



For Aavishkaar


Partner

M/S.AAVISHKAAR - PROJECT NAME: AAVISHKAAR'S SVASTHAM



For Aavishkaar



| Partner

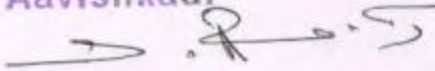
Villa no. 8

**Tamilnadu Generation and Distribution Corporation Limited
E-Receipt**

Application No	200031120222321	Name:	ARUNPRASAD SUNDHARAM
Bill Amount:	162980	Month/Year:	3/2022
Receipt No	PGCCAN415351214	Receipt Date:	Monday, 7 March 2022 17:43
Amount Debited:	162980.0	Bank Transaction.No:	WCPN0960734705
Bank Authorisation.Id:	-	Card Type:	CANARA PAYMENT GATEWAY

Receipt issued subject to confirmation of Online payment credit in TANGEDCO's Bank account

For Aavishkaar



Partner

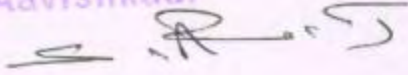
Villa No. 7

Tamilnadu Generation and Distribution Corporation Limited
E-Receipt

Application No	200031120222320	Name:	R SASI PRIYA
Bill Amount:	12000	Month/Year:	3/2022
Receipt No	PGCCAN415350048	Receipt Date:	Monday, 7 March 2022 17:40
Amount Debited:	12000.0	Bank Transaction.No:	WCPN0960725522
Bank Authorisation.Id:	-	Card Type:	CANARA PAYMENT GATEWAY

Receipt issued subject to confirmation of Online payment credit in TANGEDCO's Bank account

For Aavishkaar



Partner



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.



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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

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