



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: 11.04.2023

Address of the Project : Velmayil Gardens, S.No.30/1A, 1B, 1C, 1D & 33/3,
Kondayampalayam Village, Annur Taluk,
Coimbatore District - 641 110.

Name of the Promoter : M/s. Velmayil Developers

Address of the Promoter : No.11, 11A Bharathi Park,
2nd Cross Street, Saibaba Colony,
Coimbatore - 641 011.

Subject: Certificate for "VELMAYIL GARDENS" Ref: TN/11/Layout/ 0338/2023 dated 30.01.2023.

Sir,

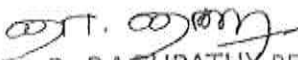
I, R. RAGUPATHY

having License No. LPA/RE/GR-II/19/04/008

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at VELMAYIL GARDENS situated on the Plot bearing Survey No 30/1A, 1B, 1C, 1D & 33/3, demarcated by its boundaries 11.134615, 77.000080 to the North 11.134721, 77.000501 to the East 11.132891, 77.001059 to the South 11.132802, 77.000732 to the West of Kondayampalayam Village, Annur Taluk, Coimbatore District measuring 9149.22 Sq.mts being developed by M/s. Velmayil Developers.

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 The Deputy Director, DTCP, Coimbatore vide Planning Permission No. 124/2022 and DTCP No.104/2022 dated 29.04.2022 and including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



ER. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs

No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRN.057.2019 LPA/RE/GR II/19/04/008

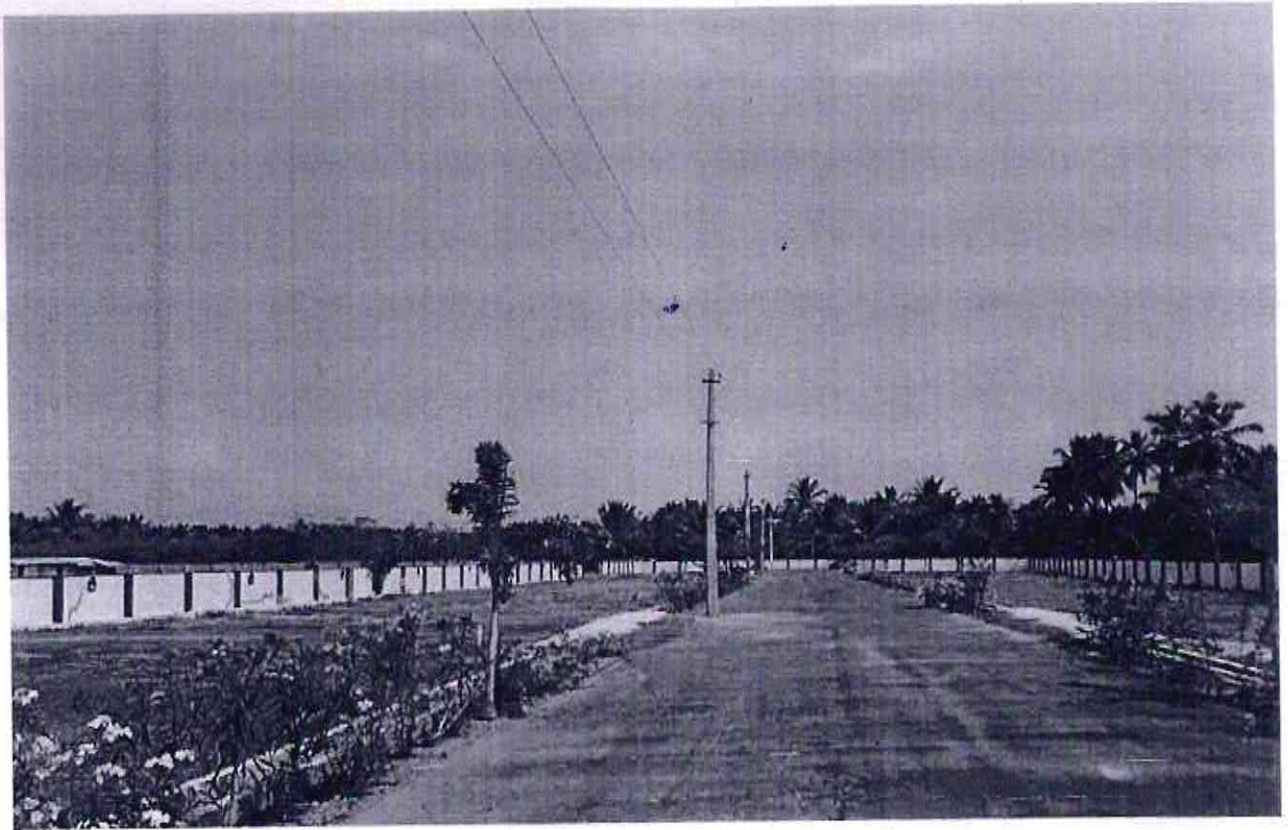
Enclosed:

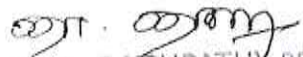
(Photographs of all sides of site)



Er. R. Ragupathy

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No. 54, 1st floor, Shorathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRH.057.2019 LPA/RE/GR-II/19/04/008




E. R. RAGUPATHY BE.,
 Consulting Civil Engineer & Contractor & Lbs
 No. 54, 1st floor, Bharathi Park 7th Cross, Near ICICI Bank,
 GCE, Coimbatore - 641 043, Cell: 91-97902 33332
 LBS No. GRH.057.2019 LPA/RE/GR-II/19/04/000



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