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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for completion of Layout/ Sub-Division Project)

Address of the Project: **Mahalakshmi Garden, Ward: B, Block: 15, Vadasery West Town, Nagercoil Corporation , Agasteeswaram Taluk, Kanyakumari District.**

Date: 12.09.2026

1) Mr. V. Kannan, 2) Mr. V. Neelakanda Pillai, 3) Mr. V. Manikandan, 4) Mr. V. Eswara Moorthy & 5) Mrs. Selvi
Address : Mr. Kannan,
No:36, Pillaiyar Kovil Street,
Eraippuvaari, Nanguneri,
Tirunelveli District, Pincode – 629001.

Subject: Certificate for **Mahalakshmi Garden** (Name of the Project)

Ref : **TNPLI52682026** (TNRERA Online Reference number)

Sir,

I, **Ramu. S** (Name of the Licensed Engineer) having license no: **150/LS/2020/00002** had undertaken assignment as Licensed Engineer for the assessment and verification of development of work done **Mahalakshmi Garden** situated on the plot bearing Town survey nos: **34 & 37** demarcated by its boundaries **Town Survey nos: B15/89 & B15/32 (8°12'15.7" N) & (77°25'36.6" E)** to the North, **Town Survey no: B15/35 (8°12'13.5" N) & (77°25'37.5" E)** to the South, **Town Survey no : B15/58 (8°12'13.5" N) & (77°25'38.1" E)** to the East, **Town Survey no: B15/38 (8°12'15.5"N) & (77°25'34.8"E)** to the West of division, **Ward – B, Block – 15, Vadasery West Town, Nagercoil Corporation, Agasteeswaram Taluk, Kanyakumari District, Tamil Nadu** measuring to an extent of **5,618.00 Sq.mts**.

Being developed by **1) V. Kannan, 2) Mr. V. Neelakanda Pillai, 3) Mr. V. Manikandan, 4) Mr. V. Eswara Moorthy & 5) Mrs. Selvi**

Based on the site inspection carried out by me concerning each of the plot(s) of the aforesaid Layout project. I certify that as of the date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, KANYAKUMARI** (Name of the Sanctioned Authority) vide Layout Approval **LP/NLPA NO: 44/2026** and Planning Permission **PP/LP/NLPA NO: 40/2026** Dated: **24/06/2026 (Online Approval), Nagercoil Corporation** Layout Sanction no: **F1/13869/2026** Dated: **31/08/2026.** The following development works in the projects are completed in all respects duly complying the specific amenities with all the

conditions stipulated by the planning authorities.

S.No.	Development works as approved by the Local Body	Complied Yes/No
1.	Storm Water Drainage	Yes (Provided on both sides of the road)
2.	Underground Drinking water pipeline	Yes (Provided beneath the road)
3.	Drainage Culverts	Yes (Constructed)
4.	Soak pit for Rain Water Harvesting	Yes (Provided)
5.	Bitumen Road	Yes (Provided)
6.	Street light	**Fees paid to Nagercoil Corporation.**
7.	O.H.T	**For Local body allocation only 27.60 sq.mts (0.68 cents) was allocated which is not sufficient for constructing an O.H.T.**

Yours faithfully,

S.RAMU
Registered Engineer
Reg. No. 150/LS/2020/00002
S.M.S. Engineering Construction
25/1, Muthamizh Street,
Nagercoil - 1,
Ph : 9443275554, 9843375554.

12092026

Stamp, Signature &
Name of Licensed Engineer
(Reg. License no: **150/LS/2020/00002**)

Enclosed are photographs of all sides of the site.

APPENDIX

FORM OF RENEWAL LICENSE FOR LICENSED SURVEYOR

Roc. No. 150/CP/23-24/0071331 **Dated:06-Apr-2024**

LICENSE No. :150/LS/2020/00002

Under by law 10 of the by-law by the NAGERCOIL CITY MUNICIPAL CORPORATION Municipal Council (Under Section 432/12 of the Coimbatore city Municipal Corporation Act 1981)

Under the by-laws made by the NAGERCOIL CITY MUNICIPAL CORPORATION municipal Council under Section **432/12 of the Coimbatore city Municipal Corporation Act 1981**, the Executive Authority of the NAGERCOIL CITY MUNICIPAL CORPORATION hereby licenses **Mr.S RAMU**
Residing at Door No **8/115,ERACHAKULAM,BALAMORE ROAD,629901.**
to be a Licensed Surveyor for a period of one year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the licensed Surveyor whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Corporation by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the licensed surveyor that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Muncicipal or Goverment land.

Station:
Dated: 06-Apr-2024

For **Commissioner,**
NAGERCOIL CITY MUNICIPAL CORPORATION

Nagercoil city municipal Corporation

Kanniyakumari District.

Professional Registration Certificate

Roc.No. 150/CP/19-20/0006635

Date : 28/Feb/2020

This is to certify that Mr. S. Ramu, has enrolled as Engineers - Grade III - RE with Commissioner , Corporation .

He has been given the Registration No. 150/LS/2020/00002 on 28/Feb/2020

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/Feb/2019 This Registration is valid upto 31/Mar/2024



28/2/20

Commissioner,

Nagercoil Corporation.

28/2/20

Phone : 04652-230984 E-mail: commr.nagercoil@tn.gov.in. Website: 117.200.7917/nagarcoil/

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.