Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

# Form-5

**Certificate by Architect/Licensed Surveyor**
**(Certificate for the purpose of completion of Layout/Sub-Division Project)**

Address of the Project: **Agasthya Express, Erode – Sathyamangalam Road, Kavandapadi Village, Bhavani Taluk, Erode District, Tamilnadu – 638455.**

Date: **15.09.2026**

**M/s. AGASTHYA DEVELOPER PRIVATE LIMITED** (Name of the Promoter)

**No. 299J 5, Second Floor, Kandhan Palani Building (KPT), Salem Main Road, ICICI Bank Upstairs, Kumarapalayam, Namakkal, Tamil Nadu, India - 638183** (Address of the Promoter)

Subject: Certificate for **AGASTHYA EXPRESS** (Name of the project)

Ref: (TNRERA Registration Number)

Sir,

I, **Mr. S. KARTHIKEYAN** (Licensed Surveyor) having License No. **Coimbatore Dist/RE/GR-I/27/2025** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **AGASTHYA EXPRESS** (name of the project) situated on the Plot bearing Survey No. **596/1A2A, 596/1A2C and 596/1A2D** demarcated by its boundaries (latitude and longitude of the end points) 11°25'35.4" to the North 77°32'56.1" to the East of Division **Erode,** Village **Kavandapadi**, Taluk **Bhavani**, District **Erode – 638455** measuring **0.3122 Acre or 1264 sq.m**. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **M/s. AGASTHYA DEVELOPER PRIVATE LIMITED** (Name of the Promoter).

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 **DTCP, Erode** (Name of the sanctioned authority) vide Planning Permission/Layout Approval No. **196/2026** dated **04.08.2026**, Village Panchayat ROC No. **ERD/PER/KAVINDAPADI/LAYOUT/02/2026-2027** dated **10.09.2026**.

**S.KARTHIKEYAN B.E.,**
**Registered Civil Engineer Grade-I**
**No:9, Ranganayagi Nagar,**
**Thanneerpanthal, Peelamedu,**
**Coimbatore - 641 004.**
**Coimbatore Dist /RE/GR-I /27/2025**
**Ph: + 91 98430 60775.**

The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

| S.No. | Infrastructural / Development Works as Approved by DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1. | Road Facility | Yes |
| 2. | Storm Water Drains | Yes |
| 3. | Streetlight Connection | Estimation Amount Paided & Receipt Attached |
| 4. | Water Supply - Individual Pipeline System | Yes |

**Yours Faithfully,**

**S.KARTHIKEYAN B.E.,**
**Registered Civil Engineer Grade-I**
**No:9, Ranganayagi Nagar,**
**Thanneerpanthal, Peelamedu,**
**Coimbatore - 641 004.**
**Coimbatore Dist /RE/GR-I /27/2025**
**Ph: + 91 98430 60775.**

**S. KARTHIKEYAN** of Licensed Surveyor
(Reg. License No: **27/2025 RE-Gr.I/CoimbatoreDTCP)**

**Enclosed:**

- ❖ Photographs of all sides of site.
- ❖ EB - Street Light Amount Paided Receipt.

# GOVT. OF TAMILNADU

## DIRECTORATE OF TOWN & COUNTRY PLANNING


DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar,Coimbatore-641004.

Phone : 0422-2380243 E- Mail : Kovaidisttcp@gmail.com


## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru S.KARTHIKEYAN,** has enrolled as **REGISTERED ENGINEER Grade –I (RE)** with District Town and country Planning, Coimbatore who has the qualification of **B.E., (Civil Engineering),** and experience in the relevant field for **22 years.**

He has been given the Registration No. **Coimbatore District/RE/GR-I/27/2025 on 02.05.2025.** 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 Certificate is valid upto 01.05.2030**



02 MAY 2025

02.5.25

**JOINT DIRECTOR (FAC)**

**DISTRICT TOWN AND COUNTRY PLANNING,**

**COIMBATORE DISTRICT**

CamScanner

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

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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.