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RE REGULATORY RECORD

RERA Document

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

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

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Form-5

Certificate by Registered Engineer

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

Address of the Project: S.No.434/1A2, Ramadevam Village and Panchayat, Paramathi Panchayat Union, Paramathi Velur Taluk, Namakkal District-637203 measuring 1.1150Acres or 4515.00Sq.Mts (17Nos of Residential Plots).

Date: 15.09.2026

Name of the Promoter: **Mr.P.Subramani, S/o Palaniyandigounder,**

Address of the Promoter: **D.No.1/201-A, A.Ayyampalayam,**
Nallipalayam Post,
Namakkal Taluk,
Namakkal District-637003.
Contact: 9080649799, Mail: kishore13998@gmail.com.

Subject : Certificate for **"VALLI GARDEN"**,

Reference : TNRERA Registration Number.

Madam/Sir,

I, **Er.R.JayaManikandan(B.E)., having License No. 02/2026/RE-Gr.II/EDTCP** had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work done at **"VALLI GARDEN"** situated on the Plot bearing **Survey No.434/1A2** demarcated by its boundaries (latitude and longitude of the end points) **11.228766, 77.976759 to the North, 11.227274, 77.977634 to the South, 11.228299, 77.977233 to the East, 11.228099, 77.976938** to the **West** of **Ramadevam Village and Panchayat, Paramathi Panchayat Union, Paramathi Velur Taluk, Namakkal District, Tamilnadu State-637203, India measuring 1.1150Acres or 4515.00Sq.Mts (17Nos of Residential Plots).** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **Mr.P.Subramani.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/Sub-Divion 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 **Assistant Director, Directorate of Town and Country Planning, Namakkal District** vide Planning Permission No. **SWP/DTCP/NAMAKKAL/LAYOUT No.71/2026, Dated: 10.04.2026 and BDO, Ramadevam Panchayat, Paramathi Panchayat Union - Approval No. 02/2026-07, Dated: 09.05.2026.** 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 the CMDA / DTCP & Local Body	Complied Yes / No
1	7.2m, 9.0m wide tar road	Yes
2	Rain water / Storm water Drains	Yes
3	Solar Panel Street Lights	Yes
4	Water supply facilities (Individual pipe connection and taps)	Yes
5	Others (Plot boundary / site boundary stones)	Yes

Yours Faithfully,

15/9/26

Er.R.JAYAMANIKANDAN, B.E.,
Registered Engineer & Consulting Civil Engineer
DTCP Reg.No:02/2026/RE -Gr.II/EDTCP
J-SQUARE BUILDERS
1st Floor, PKV Complex,
Opp.TNSTC Depot, Paramathi Road,
Namakkal (Tk & Dt) - 637001.
Mobile : 90806 49799, 99945 16123.

Enclosed: Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT

Uzhavarsandai Backgate, Sampath Nagar, Erode.
Email: ddtcperode@gmail.com Ph. 0424-2258297

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru **Jayamanikandan R.** has enrolled as **Registered Engineer Grade II (RE-Gr.II)** with **Erode District Town and Country Planning Office** who has the qualification of B.E. (Civil) and experience in the relevant field for more than 05 years.

He has been given the Registration No: **02/2026/ RE-Gr.II/EDTCP** on **28.01.2026**. 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 **27.01.2031**



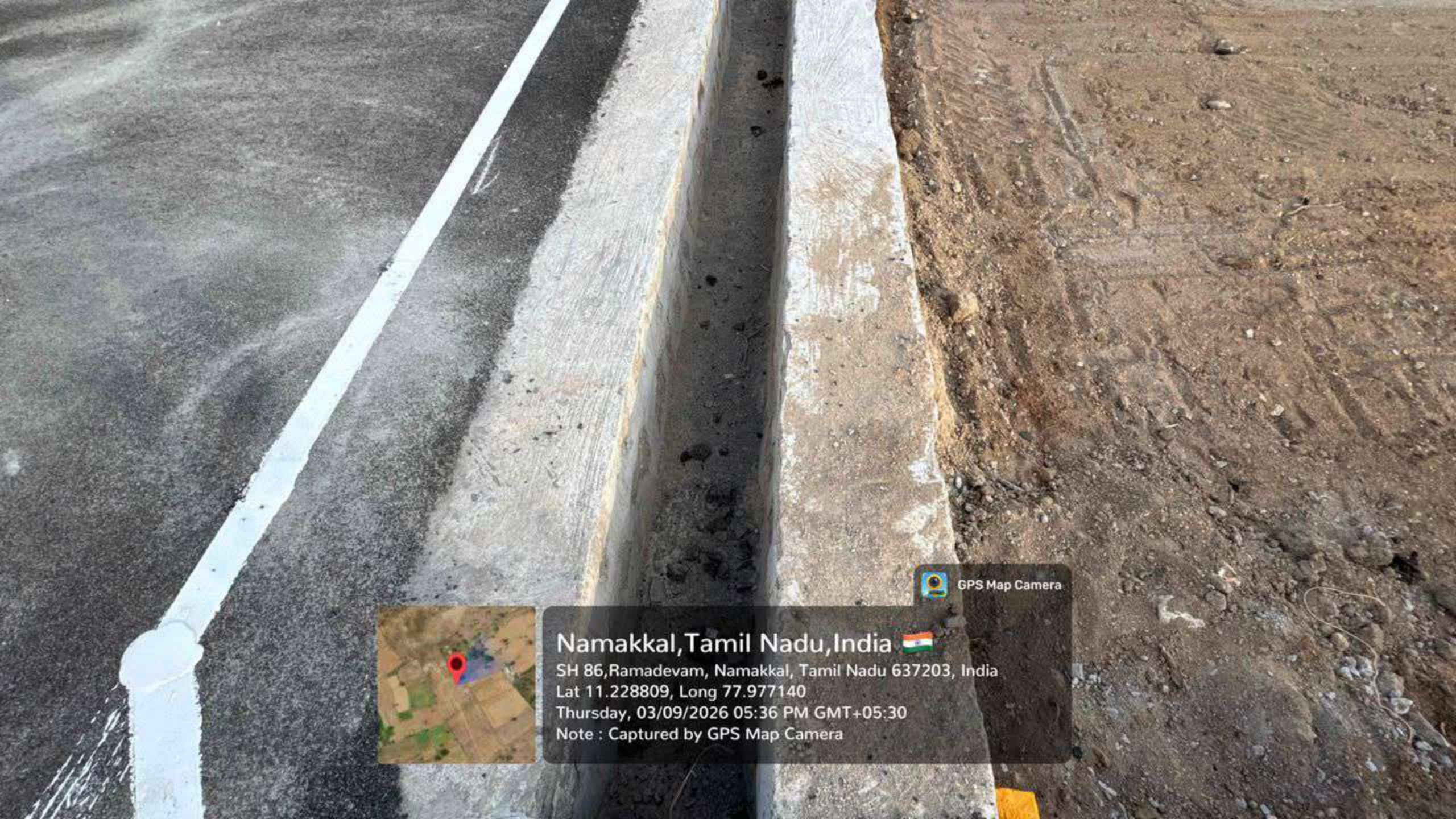
28/01/26

Deputy Director (I/c),
District Town and Country Planning,
Erode District.


GPS Map Camera
Namakkal,Tamil Nadu,India
SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India
Lat 11.228809, Long 77.977140
Thursday, 03/09/2026 05:45 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Namakkal,Tamil Nadu,India
Ramadevam , Paramathi Velur, Namakkal, Tamil Nadu 637203, India
Lat 11.227514, Long 77.977534
Tuesday, 15/09/2026 04:23 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Namakkal,Tamil Nadu,India
Ramadevam , Paramathi Velur, Namakkal, Tamil Nadu
637203, India
Lat 11.227514, Long 77.977534
Tuesday, 15/09/2026 04:23 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Namakkal,Tamil Nadu,India
SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India
Lat 11.228809, Long 77.977140
Thursday, 03/09/2026 05:36 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Namakkal,Tamil Nadu,India
SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India
Lat 11.228809, Long 77.977140
Thursday, 03/09/2026 05:36 PM GMT+05:30
Note : Captured by GPS Map Camera



GPS Map Camera

Namakkal,Tamil Nadu,India 🇮🇳

SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India

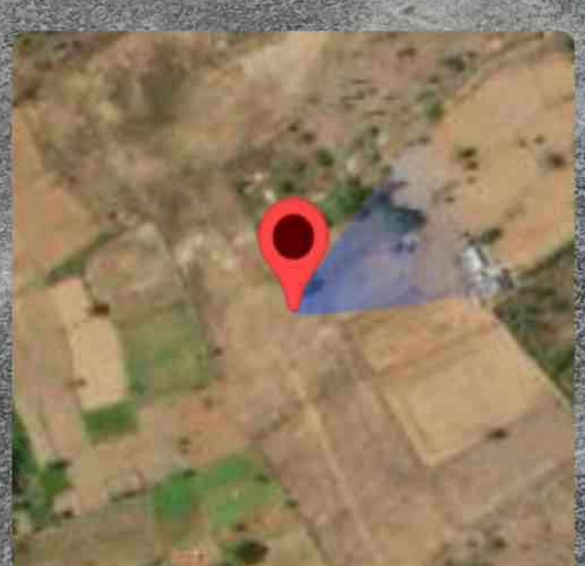
Lat 11.228809, Long 77.977140

Thursday, 03/09/2026 05:51 PM GMT+05:30

Note : Captured by GPS Map Camera


GPS Map Camera
Namakkal,Tamil Nadu,India
SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India
Lat 11.228809, Long 77.977140
Thursday, 03/09/2026 05:30 PM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera



Namakkal,Tamil Nadu,India 🇮🇳

SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India

Lat 11.228809, Long 77.977140

Thursday, 03/09/2026 05:49 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Namakkal,Tamil Nadu,India 🇮🇳

SH 86,Ramadevam, Namakkal, Tamil Nadu 637203, India

Lat 11.228809, Long 77.977140

Thursday, 03/09/2026 05:50 PM GMT+05:30

Note : Captured by GPS Map Camera









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
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OMR Thoraipakkam,
Chennai 600 097, India
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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.