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FORM-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)
" Balaji KCP Garden Phase -II " , S.No: 535/1A1, 1B2A, DTCP NO: 29/2024, DTCP PP NO: 31/2024, Seerapalayam Village and Panchayat, Madukkarai Taluk, Coimbatore District

Date:07-11-2024

1.M/S. Vijaya Balaji Properties Private Limited, 2. P. Malleswari, 3. Ramesh (Name of the Promoter)

No: 9/27, PP Sri Balaji Residency, Thiruvalluvar Street Makkinampatti Post, Pollachi (Address of the Promoter)

Subject: Certificate for " Balaji KCP Garden Phase -II (Name of the project)

Ref:(TNRERA Registration Number):

Sir,

I J. Martin Ranjith (name of the Licensed Surveyor) having License No.CMDA-RE/GR- II/2022/12/246 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Balaji KCP Garden Phase -II, Seerapalayam Village (name of the project) situated on the Plot bearing Survey no./Plot no S.No: 535/1A1, 1B2A, demarcated by its boundaries (latitude and longitude of the end points)to theNorth: 10.55449 the South: ___- to the East:76.59190 to the West of Division: _____ Villag Seerapalayam,Taluk Madukkarai, District Coimbatore measuring 17157.00 sq.mts. Being developed by1.M/S. Vijaya Balaji Properties Private Limited, 2. P. Malleswari, 3. Ramesh

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 Coimbatore (Name of the sanctioned authority) *vide* Planning PermissionNo: DTCP NO: 29/2024, DTCP PP NO: 31/2024, dated: 12/09/2024

including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No:

Enclosed:
Photographs of all sides of site

J. martin Ranjith

J. MARTIN RANJITH B.E CIVIL
REG. ENGG CMDA-RE/GR-II/2022/12/246
No:1, PVR Home's VGN Mahalakshmi Nagar,
Thiruverkadu, Chennai - 600 077.
Mobile : 99422 92294

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. MARTIN RANJITH. J** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **8** years.

He has been given the Registration No.**RE/GR-II/2022/12/246** on **12.12.2022.** 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 **11.12.2027**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

12/12/22
(A. MEGANATHAN)
Superintendent



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

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