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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

Carpet Area Statement	Date:	11.04.2026

Site Address: Area Statement for UP Town Apartment Proposed Residential Apartment Building in S.F.No:422/4A2, 422/5A2 & 422/5B2 At Keeranatham Village, Annur Taluk, Coimbatore -641035.

Floor Details: Block 1 (Stilt Floor + First floor + Second floor + Third floor + Fourth floor + Fifth floor + Terrace Floor) Residentail Building with 50 Dwelling units, Block 2 (Stilt Floor + First floor + Second floor + Third floor + Fourth floor + Fifth floor + Terrace Floor) Residentail Building with 35 Dwelling units, Block 3 (Stilt Floor + First floor + Second floor + Third floor) Commercial Building with (Parking, Community Hall, Kids Play area + Gym, Swimming Pool)

SI.NO	BLOCK	FLOOR	TYPE	APPARTMENT No	(a) RERA CARPET AREA (Sq.M)	(b) EXCLUSIVE BALCONY (Sq.M)	(c) EXCLUSIVE VERANDAH/ UTILITY/SERVICE/ OPEN/TERRACE (Sq.M)	(d) AREA OF EXTERNAL WALLS (Sq.M)	e=(a+b+c+d) FLOOR AREA OF THE APARTMENT (Sq.M)	(f) PROPORTIONATE COMMON AREA (Sq.M)	g=(e+f) GROSS AREA OF THE APARTMENT (Sq.M)	(h) UDS LAND AREA (Sq.M)	(i) Car Parking (Nos.)	
													Covered	Open
1	BLOCK 1	FIRST FLOOR	3 BHK	B101	99.3	6.30	5.1	14.6	125.3	77.9	203.2	59.8	1	1
2			2 BHK	B102	72.2	6.00	-	11.0	89.2	55.4	144.6	42.5	1	
3			2 BHK	B103	71.3	5.60	-	10.7	87.6	54.4	142.0	41.8	1	
4			2 BHK	B104	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
5			2 BHK	B105	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
6			3 BHK	B106	103.8	6.70	5.1	14.9	130.5	81.1	211.6	62.2	2	
7			2 BHK	B107	73.0	7.20	-	11.3	91.5	56.9	148.4	43.6	1	
8			2 BHK	B108	72.9	7.20	-	11.4	91.5	56.9	148.4	43.6	1	
9			2 BHK	B109	73.1	7.20	-	11.2	91.5	56.9	148.4	43.6	1	1
10			3 BHK	B110	103.2	6.70	5.1	15.1	130.1	80.8	210.9	62.1	1	1
11		SECOND FLOOR	3 BHK	B201	99.3	6.30	5.1	14.6	125.3	77.9	203.2	59.8	1	1
12			2 BHK	B202	72.2	6.00	-	11.0	89.2	55.4	144.6	42.5	1	
13			2 BHK	B203	71.3	5.60	-	10.7	87.6	54.4	142.0	41.8	1	
14			2 BHK	B204	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
15			2 BHK	B205	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
16			3 BHK	B206	103.8	6.70	5.1	14.9	130.5	81.1	211.6	62.2	2	
17			2 BHK	B207	73.0	7.20	-	11.3	91.5	56.9	148.4	43.6	1	
18			2 BHK	B208	72.9	7.20	-	11.4	91.5	56.9	148.4	43.6	1	
19			2 BHK	B209	73.1	7.20	-	11.2	91.5	56.9	148.4	43.6	1	1
20			3 BHK	B210	103.2	6.70	5.1	15.1	130.1	80.8	210.9	62.1	1	1
21		THIRD FLOOR	3 BHK	B301	99.3	6.30	5.1	14.6	125.3	77.9	203.2	59.8	1	1
22			2 BHK	B302	72.2	6.00	-	11.0	89.2	55.4	144.6	42.5	1	
23			2 BHK	B303	71.3	5.60	-	10.7	87.6	54.4	142.0	41.8	1	
24			2 BHK	B304	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
25			2 BHK	B305	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
26			3 BHK	B306	103.8	6.70	5.1	14.9	130.5	81.1	211.6	62.2	2	
27			2 BHK	B307	73.0	7.20	-	11.3	91.5	56.9	148.4	43.6	1	
28			2 BHK	B308	72.9	7.20	-	11.4	91.5	56.9	148.4	43.6	1	
29			2 BHK	B309	73.1	7.20	-	11.2	91.5	56.9	148.4	43.6	1	1
30			3 BHK	B310	103.2	6.70	5.1	15.1	130.1	80.8	210.9	62.1	1	1
31		FOURTH FLOOR	3 BHK	B401	99.3	6.30	5.1	14.6	125.3	77.9	203.2	59.8	1	1
32			2 BHK	B402	72.2	6.00	-	11.0	89.2	55.4	144.6	42.5	1	
33			2 BHK	B403	71.3	5.60	-	10.7	87.6	54.4	142.0	41.8	1	
34			2 BHK	B404	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
35			2 BHK	B405	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
36			3 BHK	B406	103.8	6.70	5.1	14.9	130.5	81.1	211.6	62.2	2	
37			2 BHK	B407	73.0	7.20	-	11.3	91.5	56.9	148.4	43.6	1	
38			2 BHK	B408	72.9	7.20	-	11.4	91.5	56.9	148.4	43.6	1	
39			2 BHK	B409	73.1	7.20	-	11.2	91.5	56.9	148.4	43.6	1	1
40			3 BHK	B410	103.2	6.70	5.1	15.1	130.1	80.8	210.9	62.1	1	1
41		FIFTH FLOOR	3 BHK	B501	99.3	6.30	5.1	14.6	125.3	77.9	203.2	59.8	1	1
42			2 BHK	B502	72.2	6.00	-	11.0	89.2	55.4	144.6	42.5	1	
43			2 BHK	B503	71.3	5.60	-	10.7	87.6	54.4	142.0	41.8	1	
44			2 BHK	B504	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
45			2 BHK	B505	71.0	5.60	-	11.0	87.6	54.4	142.0	41.8	1	
46			3 BHK	B506	103.8	6.70	5.1	14.9	130.5	81.1	211.6	62.2	2	
47			2 BHK	B507	73.0	7.20	-	11.3	91.5	56.9	148.4	43.6	1	
48			2 BHK	B508	72.9	7.20	-	11.4	91.5	56.9	148.4	43.6	1	
49			2 BHK	B509	73.1	7.20	-	11.2	91.5	56.9	148.4	43.6	1	1
50			3 BHK	B510	103.2	6.70	5.1	15.1	130.1	80.8	210.9	62.1	1	1

For Novascape Realty Ventures LLP

Partner.

Er.S.PRADEEP, B.E.,M.E(STR)
REGISTERED ENGINEER Grade-II,
Reg.No:GR-II/162/03/2019
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
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11/04/2021

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SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

51	BLOCK 2	FIRST FLOOR	3 BHK	A101	99.4	6.30	5.11	14.49	125.30	77.9	203.16	59.8	1	
52			2 BHK	A102	72.2	6.00	-	11.00	89.20	55.4	144.63	42.5	1	
53			3 BHK	A103	102.1	6.80	5.11	15.20	129.20	80.3	209.49	61.6	2	
54			2 BHK	A104	70.9	5.70	-	11.10	87.70	54.5	142.20	41.8	1	
55			2 BHK	A105	71.3	5.70	-	10.70	87.70	54.5	142.20	41.8	1	
56			2 BHK	A106	72.0	6.00	-	11.60	89.60	55.7	145.28	42.7	1	
57			3 BHK	A107	99.3	6.30	5.11	14.59	125.30	77.9	203.16	59.8	1	
58		SECOND FLOOR	3 BHK	A201	99.4	6.30	5.11	14.49	125.30	77.9	203.16	59.8	1	
59			2 BHK	A202	72.2	6.00	-	11.00	89.20	55.4	144.63	42.5	1	
60			3 BHK	A203	102.1	6.80	5.11	15.20	129.20	80.3	209.49	61.6	2	
61			2 BHK	A204	70.9	5.70	-	11.10	87.70	54.5	142.20	41.8	1	
62			2 BHK	A205	71.3	5.70	-	10.70	87.70	54.5	142.20	41.8	1	
63			2 BHK	A206	72.0	6.00	-	11.60	89.60	55.7	145.28	42.7	1	
64			3 BHK	A207	99.3	6.30	5.11	14.59	125.30	77.9	203.16	59.8	1	
65		THIRD FLOOR	3 BHK	A301	99.4	6.30	5.11	14.49	125.30	77.9	203.16	59.8	1	
66			2 BHK	A302	72.2	6.00	-	11.00	89.20	55.4	144.63	42.5	1	
67			3 BHK	A303	102.1	6.80	5.11	15.20	129.20	80.3	209.49	61.6	1	
68			2 BHK	A304	70.9	5.70	-	11.10	87.70	54.5	142.20	41.8	1	
69			2 BHK	A305	71.3	5.70	-	10.70	87.70	54.5	142.20	41.8	1	
70			2 BHK	A306	72.0	6.00	-	11.60	89.60	55.7	145.28	42.7	1	
71			3 BHK	A307	99.3	6.30	5.11	14.59	125.30	77.9	203.16	59.8	1	
72		FOURTH FLOOR	3 BHK	A401	99.4	6.30	5.11	14.49	125.30	77.9	203.16	59.8	1	
73			2 BHK	A402	72.2	6.00	-	11.00	89.20	55.4	144.63	42.5	1	
74			3 BHK	A403	102.1	6.80	5.11	15.20	129.20	80.3	209.49	61.6	1	
75			2 BHK	A404	70.9	5.70	-	11.10	87.70	54.5	142.20	41.8	1	
76			2 BHK	A405	71.3	5.70	-	10.70	87.70	54.5	142.20	41.8	1	
77			2 BHK	A406	72.0	6.00	-	11.60	89.60	55.7	145.28	42.7	1	
78			3 BHK	A407	99.3	6.30	5.11	14.59	125.30	77.9	203.16	59.8	1	
79		FIFTH FLOOR	3 BHK	A501	99.4	6.30	5.11	14.49	125.30	77.9	203.16	59.8	1	
80			2 BHK	A502	72.2	6.00	-	11.00	89.20	55.4	144.63	42.5	1	
81			3 BHK	A503	102.1	6.80	5.11	15.20	129.20	80.3	209.49	61.6	1	
82			2 BHK	A504	70.9	5.70	-	11.10	87.70	54.5	142.20	41.8	1	
83			2 BHK	A505	71.3	5.70	-	10.70	87.70	54.5	142.20	41.8	1	
84			2 BHK	A506	72.0	6.00	-	11.60	89.60	55.7	145.28	42.7	1	
85			3 BHK	A507	99.3	6.30	5.11	14.59	125.30	77.9	203.16	59.8	1	
GRAND TOTAL (BLOCK 1+BLOCK 2) In(Sq.m)					6989.95	534.50	153.30	1054.25	8732.00	5426.30	14158.30	4164.70	92	5
											Visitors Car Parking		0	10
											Grand Total		107	

Note:	That in the above mentioned project, Block 3 is being constructed exclusively as an Amenity Block (Commercial)

That we hereby solemnly declare and confirm that the said Amenity Block (Block '3') Commercial shall not be sold , transferred,leased or otherwise alienated to any individual or entity at any point of time in the future , and shall be retained solely for common use as approved

DATE: 11/04/2026

For Novascape Realty Ventures LLP

Partner.

S. Pradeep 11/04/2026

Er.S.PRADEEP, B.E.,M.E(ST),
REGISTERED ENGINEER Grade-II,
Reg.No:GR-II/162/03/2019
SRI RATHNA ASSOCIATES
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55/2A, Near Ganapathi Fire Service, FCI Road,
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DIRECTORATE OF TOWN & COUNTRY PLANNING

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

NAMAKKAL DISTRICT

D.no-6/1217, Paramathi Road (South Side)
Namakkal-637001.
Ph: 04286-290067
E-mail: dtcp.namakkal@gmail.com



PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.S.PRADEEP** has enrolled as **REGISTERED ENGINEER GRADE-II (RE-II)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E. (CIVIL ENGINEERING)** and experience in the relevant field for **THREE** Years and **SIX** Month.

He/She has been given the Registration No. **DTCP/NAMAKKAL/RE-II/003/2022.** He/She 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 Municipal Administration and water Supply (MA1) Department, Dated 04.02.2019.

This Registration is Valid up to: 24.03.2027

25 MAR 2022

Place: Namakkal-01
Date: 25.3.22

ASSITANT DIRECTOR
DISTRICT TOWN &COUNTRY PLANNING OFFICE, NAMAKKAL DISTRICT
NAMAKKAL-637001.

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.