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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

P CUBE Design Studio

• Architecture • Interior • Building Approval • Construction

FORM – 5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: **THE OAK TREE,** TN / 11 / Layout / 1565 / 2024 dt. 08.04.2024.

Layout of house sites with 528 Plots including EWS Plots comprised in Survey Nos. 718, 719, 720/1, 721, 722 and 734 of Madukkarai Village / Municipality, Madukkarai Taluk, Coimbatore District. The Joint Director, T&CP Coimbatore District approved the layout in **Layout No.46/2023** in Letter ROC No. CBELPA/J54POT94/2023/2022, dated 19/06/2023. The Commissioner Madukkarai Municipality approved the layout in Resolution No.382, dated 28.02.2024 in Letter RC.No.1342/2023/F1, dated 29.02.2024.

Date : 21-05-2024

Name of the Promoter : **ALTIS PROPERTIES PRIVATE LIMITED**

Address of the Promoter : Blue Haven, 4th floor, No.19 Harrington Road, Chetpet, Chennai- 600031.

Subject : Certificate for **ALTIS PROPERTIES PVT. LTD**

Ref : **TN / 11 / Layout / 1565 / 2024 dt. 08.04.2024**, Layout of house sites with **528 Plots including** EWS Plots comprised in Survey Nos. 718, 719, 720/1, 721, 722 and 734 of Madukkarai Village / Municipality, Madukkarai Taluk, Coimbatore District. The Joint Director, T & CP Coimbatore District approved the layout in Layout No.46/2023 in Letter ROC No. CBELPA/J54POT94/2023/2022, dated 19/06/2023. The Commissioner Madukkarai Municipality approved the layout in Resolution No.382, dated 28.02.2024 in Letter **RC.No.1342/2023/F1, dated 29.02.2024.**

Sir,

I, **S.P.GOKUL**, having License No. Council of Architecture, **REG: No: CA/2017/81733** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **"THE OAK TREE"** TN / 11 / Layout / 1565 / 2024 dt. 08.04.2024. Layout of house sites with **528 Plots** including EWS Plots comprised in Survey Nos. 718, 719, 720/1, 721, 722 and 734 of Madukkarai Village / Municipality, Madukkarai Taluk, Coimbatore District. The Joint Director, T & CP Coimbatore District approved the layout in Layout No.46/2023 in Letter ROC No. CBELPA/J54POT94/2023/2022, dated 19/06/2023. The Commissioner Madukkarai Municipality approved the layout in Resolution No.382, dated 28.02.2024 in Letter RC.No.1342/2023/F1, dated 29.02.2024, (1 – 528 Plots) demarcated by its boundaries.

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pcubedesignstudio21@gmail.com

Poo Thottam , PG Pudur, SS Kulam (VIA), Coimbatore- 641 107.

(Land in R.S.Nos. 724, 725 & 720/2): To the North (Exi. Panchayat Road: To the South)

(Land in R.S.Nos.731, 732, 733) : To the East (Land in R.S.Nos. 664, 665 & 666: To the West)

Of Madukkarai Village, Panchayat & Taluk, Coimbatore District, Tamilnadu measuring **101697.49 sq.Mts** being developed by **M/s. ALTIS PROPERTIES PRIVATE LIMITED.** Based on the site inspection carried out by me concerning each of the Plot(s) of the aforesaid Layout / Sub-Division 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 The Joint Director, T & CP Coimbatore District approved the layout in Layout No.46/2023 in Letter ROC No. CBELPA/J54POT94/2023/2022, dated 19/06/2023. The Commissioner Madukkarai Municipality approved the layout in Resolution No.382, dated 28.02.2024 in Letter RC.No.1342/2023/F1, dated 29.02.2024, including all amenities and facilities as committed by the promoter to the Allottees.

Yours faithfully,

Ar. S.P.GOKUL, M.Arch (RED)
Registered Architect (CA/2017/81733)
Licensed Building Surveyor
Reg. No: 162/LS/2023/00047
Poo Thottam, Ponnegounden Pudur, SS Kulam (Via),
Coimbatore - 641 107. Cell: 90948 40755


allis
oakTree



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.