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RE REGULATORY RECORD

RERA Document

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

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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)

Date: 23/10/2025

Address of the Project:

Ishwaryam Garden Phase - II

S.No : 258/4A Mannarpalayam Pirivu Road to Kannangkuruchi Road, Palapatty Village / Panchayath, Ayyothiyapattanam Panchayath Union, Salem Taluk & Salem District.

Name of the Owner :

T. Kirthivasan.,
Managing Director,
Ishwaryam Properties India (P) Ltd,
136/17 Habibullah Road,
T-Nagar, Chennai – 600 017.

Subject: Certificate for **"Ishwaryam Garden Phase- II"**

Ref :

I, Er. M. Jegadeesan.,B.E., (Civil) (Architect/Licensed Surveyor) having Register Engineer Grade-I , License No. 01/2022,RE-GR-I had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Ishwaryam Garden Phase - II situated on the Plot bearing Survey no : S.No : 258/4A Mannarpalayam Pirivu Road to Kannangkuruchi Road, Palapatty Village / Panchayath, Ayyothiyapattanam Panchayath Union, Salem Taluk & Salem District. Demarcated by its boundaries (latitude and longitude of the end points)**11°41'16.3"N 78°11'35.9"E (S.No: 258/3B,3A1 &3A2) to the North, 11°41'15.2"N 78°11'35.7"E (S.No: 256/2 & 257/1) to the South, 11°41'15.4"N 78°11'37.4"E (10m Panchayath Road S.No:258/5B) to the East, 11°41'16.4"N 78°11'33.2"E (S.No: 256/1A & 256/1B) to the West** of Division Palapatty Village /Panchayath, Ayyothiyapattanam Panchayath Union, Salem Taluk, Salem District Measuring S.No:258/4A (1.074 Acre) Total Site Area-1.075Acres being developed by T. Kirthivasan, Managing Director, Ishwaryam Properties India (P) Ltd,

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 **Assistant Director / Member Secretary, District Town and Country Planning, Salem, Letter Roc No: SLM / 4I7FD2KB / 53447 / 2025 / TCP Date : 22/09/2025, Planning Permission No.115 / 2025** *vide* **Approval No SWP / DTCP / SALEM / LAYOUT No: 305 / 2025** and M.Pallapatty Panchayath Resolution No: 05, Dt: 15/10/2025 **Final Approved by Village Panchayat President, M.Palapatty, Roc No: 3 / 2025-26, Date: 22 / 10 / 2025** including all amenities and facilities as committed by the promoter to the allotted..

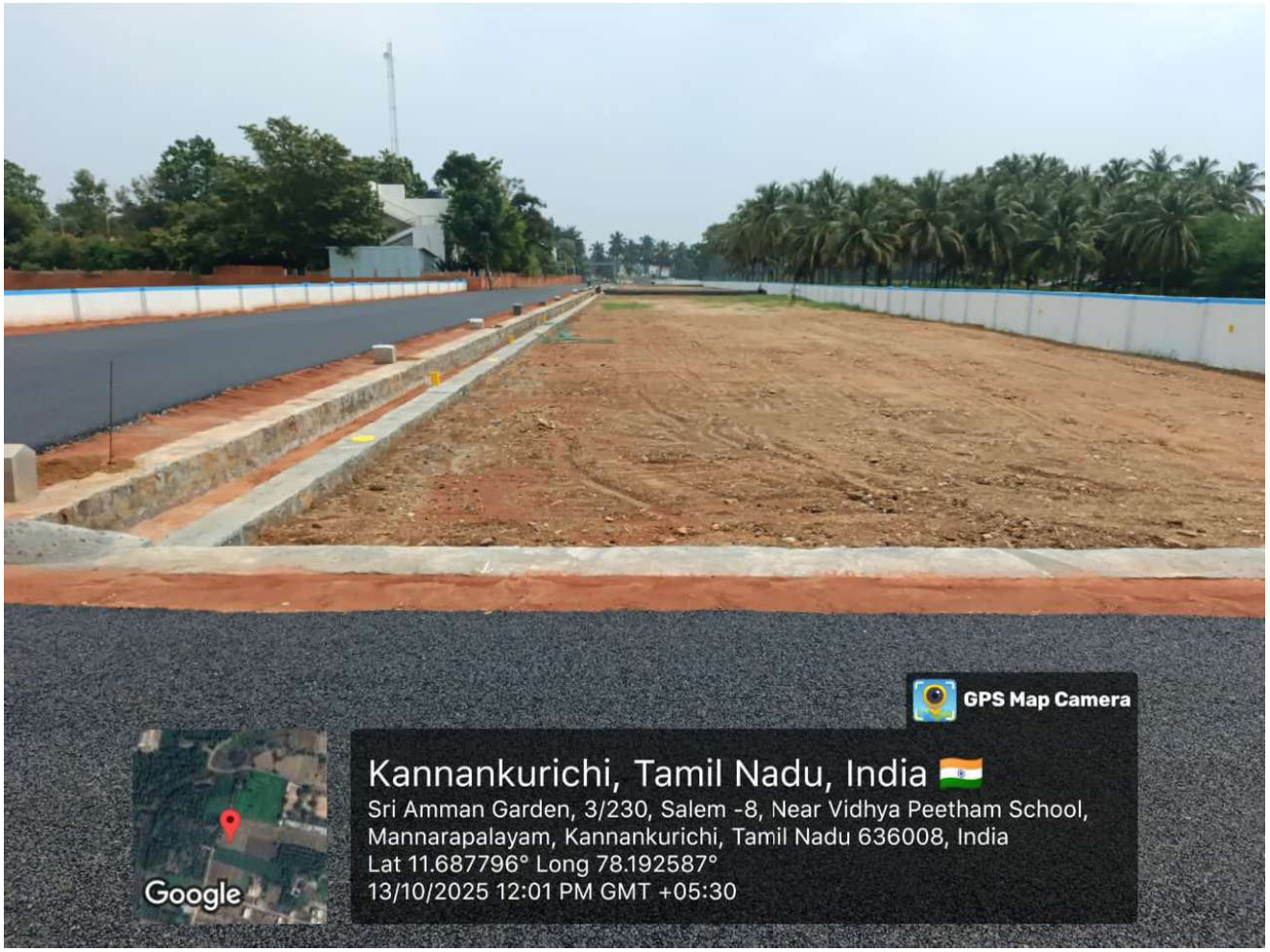
Yours Faithfully,

Encloser:
Photographs of all sides of Layout
(North, South, East, West)

Er. M. JEGADEESAN, B.E.,(Civil).,M.I.S.T.E.,
Registered Engineer Grade-I (RE)
Registration No:01/2022, RE-GR-I. 20.12.2022
42/15E, Balaji Avenue, Pichards Road,
Hasthampatty, Salem-636 007. Cell:9443514218
E-Mail: jagassociates13@gmail.com


GPS Map Camera
Salem, Tamil Nadu, India
186, Mannarpalayam, Salem, Tamil Nadu 636008, India
Lat 11.687529° Long 78.193835°
13/10/2025 11:52 AM GMT +05:30
Google


GPS Map Camera
Salem, Tamil Nadu, India
Gandhi Nagar, Mannarpalayam, Salem, Tamil Nadu 636008, India
Lat 11.687631° Long 78.193859°
13/10/2025 11:52 AM GMT +05:30
Google


GPS Map Camera
Kannankurichi, Tamil Nadu, India
Sri Amman Garden, 3/230, Salem -8, Near Vidhya Peetham School,
Mannarapalayam, Kannankurichi, Tamil Nadu 636008, India
Lat 11.687796° Long 78.192587°
13/10/2025 12:01 PM GMT +05:30
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GPS Map Camera
Kannankurichi, Tamil Nadu, India
Sri Amman Garden, 3/230, Salem -8, Near Vidhya Peetham School,
Mannarapalayam, Kannankurichi, Tamil Nadu 636008, India
Lat 11.687914° Long 78.192558°
13/10/2025 12:01 PM GMT +05:30
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GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

6,Sannathi St,Subramanya Nagar,Suramangalam,
Salem-636 005.
Phone: 0427-2448625.
Email: ddslmregion@gmail.com
Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.***M.JEGADEESAN*** has enrolled as **Registered Engineer Grade-I (RE)** with Salem District Town and Country Planning who has the qualification of ***B.E.CIVIL ENGG.,*** and experience in the relevant field for ***13*** years.

He has been given the Registration No: ***01/2022, RE-GR-I*** on ***20.12.2022***. 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 ***19.12.2027.***



10.1.23

ASSISTANT DIRECTOR,
SALEM DISTRICT TOWN AND COUNTRY PLANNING,
SALEM.

10/01/2023

10/1/23

10 JAN 2023
சேலம்-636 005.
சேலம் மாவட்டம்.

SALEM DTCP

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.