Verified RealEstate™

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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DIGITALLY VERIFIED RECORD

**Form-5**

**Certificate by Architect / Licensed Surveyor**

**(Certificate for The purpose of completion of Layout / SubDivision Project)**

Address of the Project:

S.F.No.218/4part (T.S.No119/5 Ward-41(AO) Block-06) with extent **2.055 Acre** ANNUPERPALAYAM VILLAGE, CENTRAL ZONE, COIMBATORE CORPORATION,COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Date:19/06/2025

Name of the Promoters :**M/S SHAJBAS REALTY PVT.LTD,**

Mr.MOHAMMED ABBAS(Managing Director),

Address of the Promoters :25A4/1. A.M.I MID TOWN,
DB ROAD,
RS PURAM,
COIMBATORE- 641002.

Subject:Certificate for "CLASSIC CITY D-BLOCK" **in** ANNUPERPALAYAM VILLAGE AND CENTRAL ZONE COIMBATORE CORPORATION

Sir,

I, R.NANDHAKUMAR (Name Of The Licensed Surveyor)havingLicenseNo.**RE/Gr-I/009/2022 on 23.05.2022** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at "CLASSIC CITY D-BLOCK" situated on the Plot bearing Survey No: 218/4part (T.S.No.119/5 Ward-41(AO) Block-06) demarcated by its boundaries (latitude and longitude of the end points) to the North 10.979103, 76.970667 to the South 10.978675, 76.970705 to the East 10.978888, 76.971359 to the West 10.978856, 76.969419 of Division ANNUPERPALAYAM VILLAGE AND CENTRAL ZONE COIMBATORE CORPORATION Measuring **8314.65 Sq.m**. Being developed "**CLASSIC CITY D-BLOCK**"

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout Project,I certify that as on date of this certificate, theproject has been developed and completed in all respect as per the Plotting layout plan sanctioned **by DTCP Coimbatore Approved (LP/CLPA.No:193/2025 dated: 24.04.2025 ,Planning Permision No. 236/2025 dated: 24.04.2025** including all amenities and facilities as committed by the promoter to the allotted.

Yours Faithfully,

Enclosed:

Photographs of all sides of site

**Er. R. NANDHA KUMAR.BE.,**
**REGISTERED ENGINEER**
**Reg.No: RE/Gr-I/009/2022**
**Mobile: 99620 03026**

**DIRECTORATE OF TOWN AND COUNTRY PLANNING**
**Coimbatore District Town and Country Planning Office**

Corporation Shopping Complex, 2nd Floor, Dr.Nanjappa Road, Coimbatore-641018
Phone-0422-2380243 E-mail:kovaidisttcp@gmail.com
Website:www.tn.gov.in/tcp

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# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**R.NANDHA KUMAR,** has enrolled as **Registered Engineer Grade-I (RE)** with office of the Joint Director of District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for 15 years.

He has been given the Registration No. **RE/Gr-I/009/2022** on **23.05.2022**. 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 up to 22.05.2027.




23/5/2022

Joint Director ,
District Town and Country Planning office,
Coimbatore

23/5/2022

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

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# 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.