Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form – 5

Certificate by Architect / Licensed Surveyors

(Certificate for the purpose of Completion of Layout / Sub Division Project)

Address of the Project : BALAJI AVENUE, SF No: 562/2C, 562/3B & 562/4B at Masagounden Chettipalayam Village, Annur Taluk, Coimbatore District Tamilnadu State.

Date : 19.09.2024

1. K. JAGADESHKUMAR (Name of the Promoter)
2. R.DEVARAJ (R.Devaraj POA of A.D. Saravanan)

NO.23/5, Amman Nagar,
Maniyakarampalayam, (Address of the Promoter)
COIMBATORE, TAMIL NADU – 641006

Subject : Certificate for BALAJI AVENUE (TNRERA Registration Number – Applied)

Sir,

I K.Prabhu (Licensed Surveyor) having License No. COIMBATORE LPA /RE/GR-III/062/2024 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at BALAJI AVENUE, SF No: 562/2C, 562/3B & 562/4B at Masagounden Chettipalayam Village, Annur Taluk, Coimbatore District Tamilnadu State. demarcated by its boundaries (latitude and longitude of the end points) to the North. 11°08'19.4"N 77°05'14.7"E (SF.NOS.562/2B, 562/3A, 562/4A) to the South. 11°08'16.4"N 77°05'10.4"E (SF.NOS.560/3, 558- Panchayat Tar Road) to the East 11°08'18.3"N 77°05'15.1"E (SF.NOS.562/4C) to the West 11°08'17.8"N 77°05'10.1"E (SF.Nos.561/2- Panchayat Tar Road) Division – Masagounden Chettipalayam Village, Annur Taluk, Coimbatore District. Land Measuring 6450.00 Sq.mts. Being developed by Mr. . K. JAGADESHKUMAR & R.DEVARAJ (R.Devaraj POA of A.D.Saravanan). 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 Letter No: CBEREG/YVRGZ57E/2024/TCP Joint Director, Coimbatore Directorate of Town and Country Planning Department, Vide Planning Permission No: 112/2024 Sanctioned by dated 17.04.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name Licensed Surveyor With (Reg. License No)

Er. K. PRABHU B.E.,
C.L.P.A /RE/GR-III/19/04/031
Nysa Consultancy
19 A, Maniam Vellapar Street
K.K. Pudur, Saibaba Colony
Coimbatore - 641038

GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**K.PRABHU** has enrolled as **Engineer Grade –III(RE)** with District Town and country Planning, Coimbatore who has the qualification of **B.E(Civil Engineering)** and experience in the relevant field for 9 years.

He has been given the Registration No. **Coimbatore LPA/RE/GR-III/062/2024 on 01.07.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu 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 04.02.20219

This Registration Certificate is valid upto **30.06.2029**



JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY

PLANNING,COIMBATORE



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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate