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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: **Mahalakshmi Nagar Phase - VII, Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Taluk, Kanyakumari District.**

Date: 05.09.2025

1) **Mr. P. Paulraj, Mrs. N.P. Mahalakshmi and "4" Others,**
No: 50/3-1, Thazhuviya Mahadevar 6th Street, Sakthi garden,
Agasteeswaram Taluk, Kanyakumari District,
Pincode – 629 001.

Subject: Certificate for **Mahalakshmi Nagar Phase - VII** (Name of the Project)

Ref : **TNPLI43512025** (TNRERA Online Reference number)

Sir,

I, **Ramu. S** (Name of the Licensed Engineer) having license no: **RE-III/KKDTCP/002/2023** had undertaken assignment as Licensed Engineer for the assessment and verification of development of work done at **Mahalakshmi Nagar Phase - VII** situated on the plot bearing Survey no: **263/3, 263/4, 263/5A, 263/5B, 263/7, 263/8A, 263/8B, 263/9, 263/10, 263/11A, 263/11B, 264/2 & 264/4A2** demarcated by its boundaries **Re. Survey no: 264/1 & 262 (8°13'15.5" N) & (77°27'24.9" E)** to the North, **Re. Survey no: 264/4B1, 264/4C1, 264/4C2, 264/4A1 & 263/12 (8°13'09.5" N) & (77°27'26.2" E)** to the South, **Re. Survey no: 263/6 (8°13'12.1" N) & (77°27'21.6" E)** to the East, **Resurvey no: 249, 264/3, 263/2 & 264/5 (8°13'13.9" N) & (77°27'26.0" E)** to the West of division, **Thirupathisaram** Village, **Beemanagari** Village Panchayat, **Thovalai** Taluk, **Kanyakumari** District measuring **13,902.00 Sq.mts**.

Being developed by **Mr. P. Paulraj, Mrs. N.P. Mahalakshmi and "4" Others,**

Based on the site inspection carried out by me concerning each of the plot(s) of the aforesaid Layout 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 **DTCP, KANYAKUMARI** (Name of the Sanctioned Authority) vide Layout Approval no: **28/2025** and Planning Permission no: **41/2025** dated **10/07/2025 (Online Approval)** including all amenities and facilities as committed by the promoter to the allottees.

Yours faithfully,

S.RAMU
Registered Engineer
Reg. No. 150/LS/2020/00002
S.M.S. Engineering Construction
25/1, Muthamizh Street,
Nagercoil - 1,
Ph : 9443275554, 9843375554.

05 09 2025

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Engineer

(Reg. License no: **RE-III/KKDTCP/002/2023**)

Enclosed are photographs of all sides of the site.

KANNIYAKUMARI DISTRICT
TOWN & COUNTRY PLANNING OFFICE

Collector Office Campus,
Nagercoil, Kanniyakumari District
Phone - 04652 -229315
e-mail: dtcpkkdistrict@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

(Registration No. RE-III/KKDTCP/002/2023)

This is to certify that the **Mr. Ramu. S** has enrolled as **Registered Engineer Grade III** in the Kanniyakumari District Town & Country Planning office has the qualification of **ITI., (DRAUGHTSMAN CIVIL)** and experience in the relevant field for 32 Years.

He shall be required to comply with the duties and responsibilities prescribed in the Tamil Nadu Combined Development and Building Rules-2019 (Part V," Registration of Professionals") vide G.O.(MS)No.18, Municipal Administration and Water Supply (MA1) Department, Dated 04.02.2019 and with the amendment for time to time.

This Registration is valid upto 31.03.2028



05 OCT 2023

Assistant Director
District Town & Country Planning Office
Kanniyakumari District

05.10.23

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.