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 Licensed Surveyor

Date: 28.02.2024

The project is held at Coimbatore East Zone, Singanallur Village bearing Sf no's 273/ 2A Pt & 273/ 3 Pt, Ward No: 36 (AJ), Block No: 46, (T.S. No. 11/1 & 12/ 1).

Sandeep Kumar
S/O. Shyamlal Agarwal,
J 27 Galaxy, Parsn Sesh Nestle,
Nanjundapuram Road,
Coimbatore South,
Nanjundapuram,
Coimbatore – 641 036.

Anshul Agarwal
S/O. Sandeep Kumar Agarwal,
J 27 Galaxy, Parsn Sesh Nestle,
Nanjundapuram Road,
Coimbatore South,
Nanjundapuram,
Coimbatore – 641 036.

Nishant S Agarwal,
S/O. Sandeep Kumar Agarwal,
J 27 Galaxy, Parsn Sesh Nestle,
Nanjundapuram Road,
Coimbatore South,
Nanjundapuram,
Coimbatore – 641 036.

Dear sir,

Subject: **Certificate for Shyam Avenue**

I, **Srithar Raj R** having License No. **Coimbatore LPA/RE/GR – III** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **Shyam Avenue** situated on the Plot bearing Survey no. **273/ 2A Pt & 273/ 3 Pt, Ward No: 36 (AJ), Block No: 46, (T.S. No. 11/1 & 12/ 1)** demarcated by its boundaries **11.000716, 77.046171** to the North **10.999984, 77.046308** to the South **11. 000410, 77.046790** to the East **11. 000295, 77. 045777** to the West of Division at **Singanallur Village, Coimbatore East Zone** measuring **9643** sq. mts. Being developed by **Mr. Sandeep Kumar, Anshul Agarwal, Nishant S Agarwal**

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 **Member Secretary/ Joint director**, Coimbatore vide Planning Permission No. **439/2023** dated **25.07.2023** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully

① Sandeep

② Anshul Agarwal

③ Nishant Agarwal

Er. R. SRITHAR RAJ. DCE, BE.,
CIVIL ENGINEER & Licence Building Surveyor
. 42 ,Nehru street, Poosari Palayam,
Coimbatore - 641 003.

LBS. No :.....
Coimbatore:LPA/RE/GR-III/19/04/024





Anshul Agarwal

Nishant Agarwal





Anshul Agarwal

Nishant Agarwal





① Shyam ② Anshul Agarwal ③ Nishant A

(299)

(291)

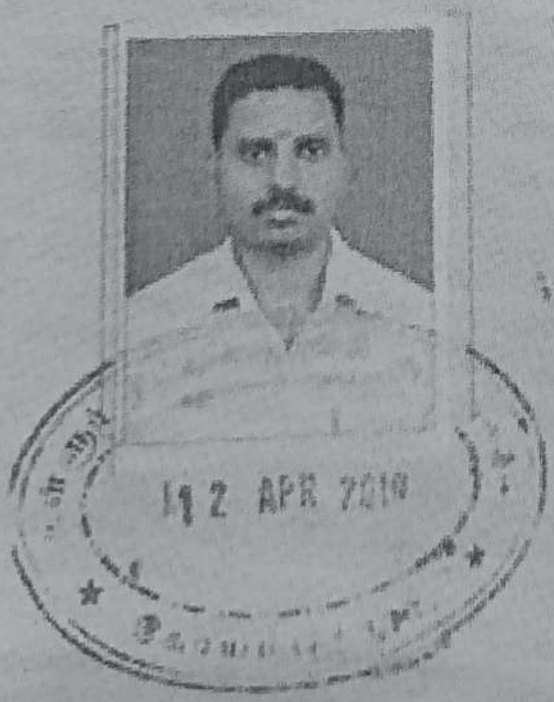
COIMBATORE LOCAL PLANNING AUTHORITY
Corporation Complex, Sivanandha Colony, Coimbatore-641012
Phone : 0422-2432700, Email : clpa@tcmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to Certify that the Thiru **R.SRITHAR RAJ** has enrolled as **Engineer Grade-III (RE)** with Coimbatore Local Planning Authority (CLPA) who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **15 Years**.

He has been given the Registration No. **Coimbatore LPA/RE/GR III/19/04/024** on **12.04.2019**. 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 **11.04.2024**



Member Secretary, (I/C),
Coimbatore Local Planning Authority,
Coimbatore - 641012.

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.