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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

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

Address of the Project : "SANA" (PRFLLKS8/16212/2024/TCP Survey No. 154/2A,2B 155/2A1,2A2,2C1,2C2,2D,2E, 157/5B of Koothur village, Manachanallur Taluk,Trichy District, Tamilnadu.

Date: 08/10/2024

Name of the Applicant - Mr. A.SHANMUGAM

Address of the Applicant - B-13, Second Cross West Extension, Thillai Nagar, Trichy – 620018.

Subject : Certificate for "SANA"

Ref : (DTCP Approval in L.P/JD DTCP (T.D) No: 02/2024 Dated 06/01/2024)

Sir,

I, Er.**R.SENTHIL KUMAR. BE,** having **REG NO – 086/LS/2022/00022** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"SANA" (PRFLLKS8/16212/2024/TCP** Survey No. 154/2A,2B 155/2A1,2A2,2C1,2C2,2D,2E, 157/5B of Koothur village, Manachanallur Taluk,Trichy District, Tamilnadu. & Plot Nos – **1 TO 80** demarcated by its boundaries.

(Land in S.F. No.157/5A & 46/2)	**to the North**
(Land in S.F. No.154/5 & 155/2F1)	**to the South**
(Land in S.F. No.156 & 157/4)	**to the East**
(Channel in S.F. No.155/3)	**to the West**

Of Koothur village, Manachanallur Taluk, Trichy District, Tamilnadu, measuring **19900.00 Sq.Mts.** being developed by **M/s SANA**. 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 The Joint Director, DTCP Trichy District. *vide* Planning Permission No. L.P/JD DTCP (T.D) No: 02/2024 dated 06/01/2024 including all amenities and facilities as committed by the Applicant to the allottees.

Yours Faithfully,

Er.R.SENTHIL KUMAR, B.E.,
Engineers - Grade I - RE
Reg.No: 086/LS/2022/00022
23, Mela Minnappan Street,
Woriyur, Trichy - 620 003.
Cell: 98424 76464

(Er.**R.SENTHIL KUMAR. BE.,**)

Stamp,

Reg. LicenseNo : REG NO – 086/LS/2022/00022

Enclosed : Photographs of all sides of site

TIRUCHIRAPPALLI CITY MUNICIPAL CORPORATION

Professional Registration Certificate

Roc. No. 086/CP/22-23/0006992 Dated:26-Jun-2022

This is to certify that the Mr. R SENTHIL KUMAR has enrolled as Engineers - Grade I - RE with Executive Authority / Commissioner, Municipality / Corporation who has the council of Architect Register No : 086/LS/2022/00022 Which is valid till 31/Mar/2027 .

He/She has been given the Registration No : 086/LS/2022/00022 on R SENTHIL KUMAR . He/She 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.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019 .

This Registration is Valid up to 31/Mar/2027



Er.R.SENTHIL KUMAR, B.E.,
Engineers - Grade I - RE
Reg.No: 086/LS/2022/00022
23, Mela Minneppan Street,
Woriyur, Trichy - 620 003.
Cell: 98424 76464

Commissioner
TIRUCHIRAPPALLI CITY MUNICIPAL CORPORATION

26/06/2022

Acknowledgement Number:594432821301223 **Date of filing : 30-Dec-2023**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2023-24

PAN	AAWPS2933C		
Name	APPULINGAM SHANMUGAM		
Address	B-13 , 2ND CROSS, THILLAI NAGAR, Thillai Nagar S.O, Tiruchirappalli , TIRUCHIRAPPALLI , 29-Tamil Nadu, 91-INDIA, 620018		
Status	Individual	Form Number	ITR-3
Filed u/s	139(4)- After due date	e-Filing Acknowledgement Number	594432821301223

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	5,09,970
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	5,09,970
	Net tax payable	5	12,474
	Interest and Fee Payable	6	5,000
	Total tax, interest and Fee payable	7	17,474
	Taxes Paid	8	30,000
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 12,530
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0

This return has been digitally signed by APPULINGAM SHANMUGAM in the capacity of Self having PAN AAWPS2933C from IP address 136.185.1.28 on 30-Dec-2023 15:16:16 DSC Sl.No & Issuer 6405580 & 51032472CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated Barcode/QR Code

AAWPS2933C0359443282130122 3deeb628c76a04506aaadf2325621eac028e3a0d7

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

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.