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™



SOBHA

PASSION AT WORK

FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date: 30.10.2024

To

Sobha Limited,
Sarjapur Outer Ring Road,
Devarabisanahalli,
Bellandur Post,
Bangalore.

Subject: Certificate of Completion of Construction Work of the Project Sobha Verdure (Block A to G and Block H) with 44 dwellings and Gym (Old TNRERA Registration Number TN/01/Building/062/2019) situated on the Land bearing Survey no 478/1A Part,478/4A,478/5A demarcated by its boundaries 60 Feet Public Road to the North 11°00'21.0"N 76°52'40.5", Land in Survey No.472 to the South 11°00'15.1"N 76°52'41.3"E ,Land in Survey No.480 to the East 11°00'17.4"N 76°52'44.6"E, Land in Survey No.478/2 to the West 11°00'17.6"N 76°52'39.7"E of Veerakeralam Village, Perur Taluk, Coimbatore District Coimbatore -641007, measuring 18379.40Sqm area being developed by M/s. SOBHA LIMITED

Sir,

I have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of the project Sobha Verdure Block A to G and Block H with 44 dwellings and Gym situated on the Survey no 478/1A Part,478/4A,478/5A of Veerakeralam Village Perur, Taluk Coimbatore District PIN641007 measuring 18379.40 sq.mts. area, being developed by Sobha Limited.

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt. Ms. Vinita Agast as Architect/Engineer

(ii) M/s/Thiru/Tmt. Mr.K.Murali as Structural Consultant

(iii) M/s/Thiru/Tmt. N.A as MEP Consultant

(iv) M/s/Thiru/Tmt. Mr. Premkumar Jayachandran as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that Sobha Verdure Project Block A to G and Block H with 44 dwellings and Gym has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Sobha Verdure Project Block A to G and Block H with 44 dwellings and Gym is granted Completion Certificate bearing number 21/2023 dated 11.03.2024 by Member Secretary/Joint Director (IC),Coimbatore Local Planning Authority, Coimbatore.

Yours Faithfully,

Architect. VINITA AGAST
Signature & Name of Architect with Registration No: CA/95/19197

Er. K. MURALI, B.E. (Civil), M.E. (Structural), NDT (Civil), C.Engg (I), MIE, FIV, Dip-in-Arch., M.Sc. (Real Estate Valuation)
Registered Structural Engineer (CMDA, GCC, DTCP) Grade-1, Registered Engineer (GCC) Grade-1, Approved Income Tax Valuer Under Section 34AB,
Approved Valuer Reg No : F27167, Chartered Engineer Reg No : M-1590140, Consultant Engineer (Civil & Structural), Builder & Promoter

OFFICE :
PLAZA CENTER, Third Floor,
Shop No. 334, 206, Door No.129,
G.N. Chetty Road, Chennai - 600 006.

RESIDENCE :
New No. 51, Old No. 22A, Siddhi Vinayakar Koil Street,
(Behind T. Nagar, Bus Terminus)
T.Nagar, Chennai - 17.

Off : 2434 00 48
Cell : 9789018902
E-mail : muralirasi1971@gmail.com

FORM-4B

STRUCTURAL STABILITY CERTIFICATE
(To be furnished on completion of building)

I Mr.K.Murali have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower Sobha Verdure Block A to G and Block H(44 dwellings and Gym) of the building comprising of G + 1 floors situated in the land bearing Survey Number/s 478/1A Part,478/4A,478/5A Veerakeralam Village, Perur Taluk, Coimbatore.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Mr.K.Murali

Er. K. MURALI, BE(Civil), M.E(Struct)
Registered Structural Engineer Grade-I(SE)DTCP
Chengalpattu Reg.No. CGLRGN/SE/Gr-I/2019/09[illegible]
New No.14, Old No.34, Damodaran Street,
T.Nagar, Chennai-17.
Mobile: 97890 18902, Off: 2434 [illegible]
Email Id : muralirasi1971@gm[illegible]

SOBHA

PASSION AT WORK

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A,
1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai– 600008.

Dear Sir,

Sub: Completion of Registered Project Vide Reg No. TN/01/Building/062/2019 Dated 16.04.2019 comprised in S.No. 478/1A Part,478/4A,478/5A, Veerakeralam Village, Perur Taluk, Coimbatore District Measuring. 18379.40 sq.mts area being developed by M/s Sobha Limited

DECLARATION

We hereby declare that we have obtained permanent electricity connection from TANGEDCO for the subject mentioned project and **no lifts are provided in the project**. The details of the above are mentioned as below.

1.Water Supply

The water is collected in domestic raw water tank having a capacity of 30 cum and is passed into the Dual Media Filter where the suspended solids, color and odor are removed. It is then fed into the centralized Reverse Osmosis system of 2 m3/hr. capacity which is a membrane treatment process primarily used to separate dissolved solids from the water. The permeate is then collected in the treated water tank of capacity 30 cum which in turn distributed for all domestic and potable usage.

2.The sewage and sullage will be treated in the Sewage Treatment Plant (STP) provided with a capacity of 40KLD within the premises and treated water of 38 KLD will be used for secondary purpose such as flushing, landscaping etc.. Complying with **prescribed standards is functional presently**

1.Electricity - The project has one transformer of 250KVA capacity ,13 KV load,44 nos of residential three phase meters and one commercial (common) 55 KW for Clubhouse and common three phase meter and functional.

2.Lifts - The project has no lifts

3.Common Amenities -Club house, STP, WTP, Children's play area Provided.

VERIFICATION

Verified at Coimbatore., on this the 30th day of October .2024 that the contents of the above declaration are true to the best of my knowledge and belief and that it conceals nothing and that no part of it is false. I understand that if any information furnished by me is found to be false, this Authority can take punitive action against me.

For Sobha Limited,

K.K. Sabarinathan

Authorised Signatory






SOBHA
VERDURE




19





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