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 Surveyor

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

Address of the project: **PHOENIX GARDEN SF.No.728/2B2B2, Siruvalur Village, Siruvalur Panchayat, Gobichettipalayam Taluk, Erode District. PIN Code – 638054**

Date: 10-12-2024

Name of the Promoter: **D SELVAKUMAR & M KALAIVANI**

Address of the Promoter:

1. **No. 10, Marappa Street 3, Surampatti, ErodeDistrict, Tamil Nadu, PIN Code – 638009.**
2. **No.4-220, Boothimadaipudur, Gobichettipalayam, Kottupullampalayam, Erode – 638453.**

Subject: Certificate for **PHOENIX GARDEN**

Ref:

Sir,

I **Er.P.PRABHAKARA BASKARAN** (name of the Architect / Licensed Surveyor) having License No. **158/LS/2019/00005** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **PHOENIX GARDEN** situated on the plot bearing SF.No. 39/2 demarcated by its boundaries (latitude and longitude of the end points) **11°21'29.5"N & 77°27'53.9"E** land area with **SF.No.728/2B1** to the North land area with **SF.No.728/2B2A, SF.No.726** to the south land area with **SF.No.728/2B2B1** to the East land area with **SF.No.728/2B2A** to the west of division land area with **Siruvalur Village, Siruvalur Panchayat, Gobichettipalayam Taluk, Erode District** measuring **8664** sq.mts. Being developed by **D Selvakumar & M Kalaivani**

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 **DTCP Erode** (Name of the Sanctioned authority) vide Planning Permission No. **199/2024** dated **29-06-2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours faithfully,

P Prabhake.

Er. P.PRABHAKARA BASKARAN,BE.,
Civil Engineer
Licensed Building Surveyor
5/5F, Indian Bank First Floor, Rajaji Street,
KANGAYAM-638701.Tirupur (Dt).

Stamp,Signature& Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with (Reg. License No)

Enclosed:

Photographs of all sides of site



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