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Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Survey No: 560/1B1,561/54B, PARADISE AVENUE, Seelapadi Panchayat/Village, Dindigul West Taluk, Dindigul District, TN State, TN State.

Date: 27/11/2024

PL Ramanathan (Name of the Promoter)

No:30/48,Nehruji Nagar,3rd Street,Dindigul District -624001 (Address of the Promoter)

Subject: Certificate for PARADISE AVENUE (Name of the project)Ref:

_____(TNRERA Registration

Number)Sir,I,D.MUTHUKUMAR(nameoftheArchitect/LicensedSurveyor)ha

vingLicenseNo.Reg.No:008/RE-GR-III/2021

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at PARADISE AVENUE (name of the project) situated on the Plot bearing Survey no. 560/1B1,561/54B demarcated by it boundaries (latitude and longitude of the end points 10.39556,78.000365. 10°23'44.0"N 78°00'01.3"E to the East to the West of Division 10.39556,78.000365, Seelapadi Panchayat/Village, Dindigul West Taluk, Dindigul District, TN State, 5,250 SQM Being

developed by PL Ramanathan Rani (Name of the Promoter).

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 & LOCALBODY (Name of the sanctioned authority) *vide* Planning PermissionNo. SWP/LPA/DINDIGUL/LAYOUT NO:47/2023, SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:47/2023 ,dated 20/09/2023including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No 008/RE-GR-III/2021

Enclosed:

Photographs of all sides of site

D. Muthukumar

Er. D. MUTHUKUMAR, DCE.,
Registered Engineer Grade - III,
Reg. No: 008/RE-GR-III/2021,
No: 11, Selva Colony, (E.L.Palayam),
DARASURAM-612 702, KUMBAKONAM,
Cell: 72001 17003.

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Town and Country Planning,Thanjavur District
No: 5, Ganapathy Nagar, Medical College Road,
Thanjavur.
Phone No: 04362 - 270133, Email:ddtjrregion@gmail.com

PROFESSIONAL REGISTERATION CERTIFICATE

This is to certify that the Thiru.**D.MUTHUKUMAR** has enrolled as **Registered Engineer Grade-III (RE)** with this District Town and Country Planning Office, Thanjavur District who has the qualification of **CIVIL ENGINEERING** and experience in the relevant field for **05 Years.**

He has been given the Registration No.**008-RE-GRIII** on **26.11.2021.** 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 and 16 MAWS (MA1) Dept.Dated.04.02.2019 and 31.01.2020.

This Registration is valid upto **25.11.2026.**



26 NOV 2021

25/11/21

Assistant Director (I/c),
District Town and Country Planning.
Thanjavur

25/11/21

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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.



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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

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