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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

SRI KUMARAN LAYOUT, SURVEY.NO. 163/2A2, 163/3A2, &163/5A2 IN SOORANKUDI VILLAGE, SATTUR TALUK, VIRUDHUNAGAR DISTRICT.

Date: 04.02.2025

M.P.RAMSATHISH, M.UDHAYASURIYAN & S.JEYAGOPAL
No. 603, Periyar Nagar, Bypass Road,

Sattur,

Virudhunagar – 626 203.

Subject: Certificate for **SRI KUMARAN LAYOUT** (Name of the project)

Ref: **ONLINE PAYMENT** (TNRERA Registration Number)

Sir,

I, **M.AYYANAR** (name of the Architect/ **Licensed Surveyor**) having License No. RE-018/2022, GR-III, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SRI KUMARAN LAYOUT** (name of the project) situated on the Plot bearing **SURVEY.NO. 163/2A2, 163/3A2, & 163/5A2** demarcated by its boundaries (latitude and longitude of the end points) **9.325002 & 77.869716** to the North **CHENNAL** to the South **7.0M**

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EXISTING ROAD to the East **VACANT LAND** to the West of Division **VACANT LAND** Village **SOORANKUDI** Taluk **SATTUR** District **VIRUDHUNAGAR** measuring **7600.00** sq. mts. Being developed by **M.P.RAMSATHISH, M.UDHAYASURIYAN & S.JEYAGOPAL** 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- VIRUDHUNAGAR** (Name of the sanctioned authority) *vide* Planning Permission No. **185/2024** dated **31.12.2024** including all amenities and facilities as committed by the promoter to the all otter.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **018/2022**) **Er.M.AYYANAR**

Enclosed:

Photographs

Er.M.Ayyanar, DCE.,CAD.,
DTCP/MLPA L.S.No - RE 018/2022(GR-III)
TNRERA Agent No - 0602/2022
No-15-3/6, 3rd West St, Anaiyur,
Madurai - 625017.
Mail Id:ayyanarmcivil98@gmail.com
Cell:7904085295

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MDTCP

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

Roc. No.1433/2019/CC **dated :22.11.2022**

This is to certify that **Thiru.M.AYYANAR** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning **(MDTCP)**, who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **5 years .**

He has been given the **Registration No.RE. 18/2022 (Gr.III) on 22.11.2022.** 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) Department, Dated: 04.02.2019.**

This Registration is valid up to **21.11.2027.**



22 NOV 2022

ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT.

22.11.2022

File No: TNRERA/AI/0829/2022

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT
FORM 'H'
[See rule 12(1)]

1. This registration is granted under section 9 of the Real Estate (Regulation and Development) Act, 2016 with registration certificate bearing No.

TN/Agent/0602/2022 dated 01.11.2022

Applicant :
AYYANAR,
Door No. 15-3/6, WEST 3RD STREET,ANAIYUR POST.,
ANAIYUR Village, MADURAI, MADURAI NORTH Taluk,
Madurai - 625017.

Individual : AYYANAR
Aadhaar No : 744923917609

to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Tamil Nadu in terms of the Act and the rules and regulations made thereunder.

2. This registration is granted subject to the following conditions, namely:-

(i). The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;

(ii). The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 15;

(iii). The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 of the Act;

(iv). The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;

(v). The real estate agent shall comply with the provisions of the Act and the rules and regulations made thereunder;

(vi). The real estate agent shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

(vii). The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;

3. The registration is valid for a period of **five years** commencing from **01.11.2022** and ending **01.11.2027** unless renewed by the regulatory authority in accordance with the provisions of the Act or the rules and regulations made thereunder.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated: 01.11.2022
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority



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

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OMR Thoraipakkam,
Chennai, India

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