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Form-5

Certificate by Architect / Licensed Surveyor

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

Dated: 21-11-2024

To

M/S.GEMLAND PROPERTY DEVELOPERS PRIVATE LIMITED
S.F.No.7/1A, ADY's Residence, Vaiyapuri Nagar,
Valiyampalayam,Kalapatty,
Coimbatore -641 035.

Subject: Certificate for **"ROYAL GATEWAY"**

Ref: TNRERA No. TN/___/Layout/_____/____, Dated __/___/____

Sir,

I, P.Balu, having Registration No. 162/CP/23-24/0296105& License No. 010/03/2019, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification ofdevelopment of work done at **"ROYAL GATEWAY"** situated on the Plot Nos: 255 Plots, Plot bearing S FNo. 421/3, 466/1B, 467,VadavalliVillage, Annur Taluk, Coimbatore District, demarcated by its boundaries (latitude and longitude of the end points) details as below

Latitude	Longitude
11°22'16.52"N	77°02'97.43"E

Vadavalli Village, Annur Taluk, Coimbatore District, Measuring**65902**sq. mts. Beingdeveloped by **GEMLAND PROPERTY DEVELOPERS PRIVATE LIMITED**

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 Assistant Director, District Town & Country Planning / CoimbatoreLocal Planning Authorityaccorded Technical sanctioned for the ROC No. CBEREG/0HDJV99A/2024/2024/TCP, dated 11-06-2024. (approved layout no. 42/2024) layout permission issued by Coimbatore Corporation vide letter no. ROC No. 02/2024-2025/LA, dated 24-10-2024,including all amenities and facilities as committed by the promoter tothe allottes.

Yours Faithfully,

Er.S.P. BALU
L.B.S.No.0464/GR.II
MANHALA BUILDERS,
296, 298 Ist Floor, Chidhambarar Nagar,
SARAVANAMPATTI-PO, COIMBATORE
Cell: 98431 66562 E-mail skp15skp@gmail.com

Enclosed:
Photographs of all sides of site


ROYAL GATEWAY
EUROBOND
EUROBOND
EUROBOND
EUROBOND











COIMBATORE CITY MUNICIPAL CORPORATION
RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 162/CP/23-24/0296105

Dated:14-Aug-2024

LICENSE No. :010/03/2019

Under the by-laws made by the COIMBATORE CITY MUNICIPAL CORPORATION municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate,the Executive Authority of the COIMBATORE CITY MUNICIPAL CORPORATION hereby licenses **Mr/MrsP.BALU Mangala Builders**
Residing at Door No **296, 298, Coimbatore, Chidhambaram Nagar,0.**
to be a Registered Engineer for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or engages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Corporation by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

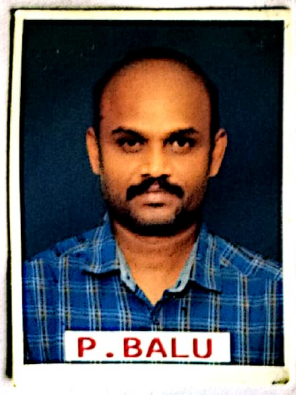
Conditions of License:-

S.No	Condition Name
1	It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Municipal or Government land.

Station: COIMBATORE
Dated: 14-Aug-2024

14/08/2024

Commissioner,
COIMBATORE CITY MUNICIPAL CORPORATION





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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