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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: S.F.Nos.278/3C1,278/3C4B, 279/1A3,279/1B3 & 279/1D2 of Velayudampalayam Village & Panchayath, Avinashi Panchayath Union,Avinashi Taluk,Tiruppur District,Tamil Nadu State.

Date: 06-01-2025

SUNSHINE LUXURY VILLAS LLP By Its Partners 1)N.THIRUKKUMARAN For ESSTEE GRANGES PRIVATE LIMITED 2)ADITYA AGGARWAL For MANTRA BHOOMI LLP 3)K.M.SUBRAMANIAN, 4) G.SENTHILKUMAR, 5)R.MANOHAR (Name of the Promoter)

D.No.14F,Lakshmi Nagar 1st Street, Tiruppur District-641602 (Address of the Promoter)

Subject: Certificate for **SUNSHINE LUXURY VILLAS LLP** (Name of the Project)

Ref:.....(TNRERA Registration Number) Sir,

I, **G.SELVAM** (name of the Architect/ Licensed Surveyor) having **License No. TD/RE/Gr-II/2024/04/001** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at the **SUNSHINE LUXURY VILLAS LLP** (name of the project) situated on the Plot bearing Survey no./ Plot no. **SF.NO. 278/3C1,278/3C4B, 279/1A3,279/1B3 & 279/1D2** demarcated by its boundaries (latitude and longitude of the end points) **11.155183, 77.269162** to the North **S.F.No. 278/2I,279/1D1**to the South **S.F.No.282,** to the East **S.F.No.279/1D3** to the west of Division **S.F.No.279/1B2,1A2278/3C3,** Velayudampalayam Village & Panchayath, Avinashi Panchayath Union,Avinashi Taluk,Tiruppur District, measuring 28997.00 Sq.mt. Being developed by **SUNSHINE LUXURY VILLAS LLP** By Its Partners 1)N.THIRUKKUMARAN For ESSTEE GRANGES PRIVATE LIMITED 2)ADITYA AGGARWAL For MANTRA BHOOMI LLP 3)K.M.SUBRAMANIAN,4) G.SENTHILKUMAR, 5)R.MANOHAR (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 Road & Drainage Works completed in all respects as per the Plotting layout plan sanctioned by **DTCP-Joint Director/Deputy Director(FAC) Tiruppur District Office. & President – Velayudampalayam Village & Panchayath** (Name of the sanctioned authority) *vide* Planning Permission No. **DTCP-169/2022,** dated **19.05.2022** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

G. SELVAM D.C.E., B.E.,
Registered Engineer Grade - II
TD/RE/Gr-II /2024/04/001
30, M.M.Y Complex, First Floor
156, Kamaraj Road, Tirupur - 641 604.

DTCP TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUPPUR LOCAL PLANNING AUTHORITY

1st Floor, Kumaran Commercial Shopping Complex, Tiruppur-641601
Phone-0421-2235500 E-mail:tiruppur.rdd@gmail.com Website:www.tcp.tn.gov.in

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PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **SELVAM.G** has enrolled as **Registered Engineer Grade-II (RE)** with office of the District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for more than 05 years.

He has been given the Registration No.**TD/RE/Gr-II/2024/04/001** on **15.04.2024**. 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) Dept. Dated.04.02.2019 and amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.16 MAWS (MA1) Dept. Dated.31.01.2020.

This registration is valid up to 14.04.2029.

(Roc No:67/2024/ TD)



15/4/24

Member Secretary (i/c),
Tiruppur Local Planning Authority,
Tiruppur.



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

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We're honored to be part of your real estate journey

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