Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

26/09/18

A+ A A- A

TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

http://www.tnrera.in)



Home /Project Details

2929

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
26 SEP 2018
TNRERA
CHENNAI

Project Registration Detail

Promoter Detail | Project Detail | Uploaded Documents | Payment

Promoter Detail

Promoter Type :	Partnership Firm
Name :	NAMASIVAYA BUILDERS
PAN Number :	AAIFN8989M
Mobile No :	9042703000
Phone Number :	
Fax Numb	
E-mail :	jaikumar38328@gmail.com
Address :	4/62K, NC COMPLEX, MAJARA KOLLAPATTY,SARKAR KOLLAPATTY PO
District :	Salem
State/UT :	Tamil Nadu
PIN Code :	636030
Company Registration No. :	758/2011
Registration Certificate :	REGISTRATION CERTIFICATE.pdf (/reg/download?DOC_ID=4245)

Rs.9710/— (Nine thousand seven hundred and ten only)
Amount Credited in TNRERA
A/c on ....26.9.2018.....
27/9/18

Sumith 9042705000

Project Chairman Detail

Chairman Name :	N JAIKUMAR
Mobile Number :	9042703000
Email Address :	jaikumar38328@gmail.com
Address :	MAJARA KOLLAPATTY,SARKAR KOLLAPATTY PO , 4/62K, NC COMPLEX
State/UT :	Tamil Nadu
District :	Salem
PIN Code :	636030
Photograph :	Jaikumar.pdf (/reg/download?DOC_ID=4244)

Project Member Detail

Member Name :	ANNAMALAI
Member Type :	Director
Mobile Number :	9790010589
Email Address :	jaikumar38328@rediffmail.com
Address :	4/62K, NC COMPLEX , MAJARA KOLLAPATTY,SARKAR KOLLAPATTY PO
State/UT :	Tamil Nadu

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Home /Project Details

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Project Detail

Project Name :	ANNAMALAI RESIDENCY
Project Description :	ANNAMALAI RESIDENCY IS A PROJECT IN SALEM by NAMASIVAYA BUILDERS
Project Type :	Residential
Project Status :	Ongoing
Project Start Date :	01/08/2018

Project End D

31/07/2019

Total Area Of Land (Sq Mtr) :	658.13
Total Open Area (Sq Mtr) :	199.6
Total Covered Area (Sq Mtr) :	485.52
Project Address Line 1 :	SARKAR KOLLAPATTY
Project Address Line 2 :	SALEM 636030
District :	Salem
Tehsil/Sub District :	Salem
No of Open Parking :	0.0
Total Area Of Open Parking (Sq Mtr) :	0.0
No of Covered Parking :	32.0
Total Area Of Covered Parking (Sq Mtr) :	485.52

Other Project Details

Surveyor No. Type :	Survey No.
Surveyor No :	3/8B,3/12
Plot Extent in Sq.Mtr :	658.13

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.