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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

29/8/17 Before 2019

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY CHENNAI

29/08/2017

PROJECT APPLICATION FORM

J. Joseph Pradeep. 9940139129.

000350

PROMOTER DETAILS

Name of the Company	Sree Subhiksha Housing & Enterprises Pvt Ltd
Address	No.10/25, Ground Floor, Vengeeswarar Nagar First Main Road, Vadapalani, Chennai
Mobile No	9884350403
State	Tamil Nadu
Pin Code	600026
Copy of the registration Certificate	Enclosed
Name and photograph and address of the Director	Vijay Sundar - Door No.10/25, Ground Vengeeswarar Nagar First Main Road, Vadapalani, Chennai
Main Objects	Construction



PREVIOUS PROJECT DETAILS (LAST 5 YEARS)

Description	2012	2013	2014
Project Name	Subhiksha	Subhiksha	Subhiksha Anand
Current Status	Completed	Completed	Completed
Category of building	Residential	Residential	Residential
Is there any case Pending	No	No	No
Address	No.37, Sowrastra Nagar 8th Street, Choolaimedu	No.1/22, 4th Cross Street, Balambigai Nagar, Ramapuram, Chennai	Door No.25/22, 8th Street Sowrastra Nagar, Choolaimedu,
Project Description	Ground+2 part floor	Ground+2 part floor	Stilt +2 floors
Project Completion	Mar-12	Jun-13	Nov-14
State	Tamilnadu	Tamil nadu	Tamilnadu
District	Chennai	Chennai	Chennai
Pincode	600094	600089	600094

Description	2015	2016
Project Name	Subhiksha Vijayam	Subhiksha Venkat
Current Status	Completed	Completed
Category of building	Residential	Residential
Is there any case Pending	No	No
Address	Door No.6B, Rajiv Gandhi Street, Arumbakkam	Door No.1A/18, Canal Bank Street, Kilpauk Garden, Chennai
Project Description	Ground + 1 Floor	Stilt +2 floors
Project Completion	Aug-15	Jul-16
State	Tamil nadu	Tamilnadu
District	Chennai	Chennai
Pincode	600106	600010

For SREE SUBHIKSHA HOUSING & ENTERPRISES (P) LTD.

Executive Director

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.