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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DIGITALLY VERIFIED RECORD

Previous Project Details (Last 5 Years only)

Project Name*	**ISHA AABHIRUPAM**	Project Description (Max 500 Characters)	**Total No. of Units – 102 Nos.**
Current Status	Completed; Completion Certificate Obtained from CMDA Vide CC No. EC/South-II /167/2017, dated 06.07.2017	State	Tamilnadu
Category of Building	Special Building (Residential)	District*	Kancheepuram
Is there any Case Pending	N.A.	Pincode	600073
Address	Vengambakkam Main Road, Kaspapuram Village, Tambaram Taluk, Chennai		

Project Name*	**ISHA GAYATRI**	Project Description (Max 500 Characters)	**Total No. of Units – 216 Nos.**
Current Status	Completed; Completion Certificate Obtained from CMDA Vide CC No. EC/C-1/123/2016 dated 18.05.2016	State	Tamilnadu
Category of Building	Special Building (Residential)	District*	Kancheepuram
Is there any Case Pending	N.A.	Pincode	600122
Address	Gerugambakkam Main Road, Kolappakkam Village, Alandur Taluk, Chennai		

Project Name*	**ISHA MIA VILLAS**	Project Description (Max 500 Characters)	**Total No. of Units : 106 Nos.**
Current Status	Completed in 2016;	State	Tamilnadu
Category of Building	Individual Villas	District*	Kancheepuram
Is there any Case Pending	N.A.	Pincode	603103
Address	S.No. 53/5A, 53/6, 53/7A, 53/7B1, 53/8, 53/9, 53/10A1, Abdul Kalam Road, Pudupakkam Village, Thirupporur Taluk,		

Project Name*	**Isha Armonia**	Project Description (Max 500 Characters)	Total No. of Units : 104 Nos.
Current Status	Completed in 2016;	State	Tamilnadu
Category of Building	Special Building (Residential)	District*	Coimbatore
Is there any Case Pending	N.A.	Pincode	641035
Address	S.No. 252/1, 252/2A, Visweswara Nagar, Vilankurichi Road, Coimbatore		

Project Name*	**Isha Aara**	Project Description (Max 500 Characters)	**Total No. of Units : 4 Nos.**
Current Status	Completed in 2015; Completion Certificate Obtained from CMDA Vide CC No. EC/S-1/214/2015 dated 07.05.2015	State	Tamilnadu
Category of Building	Special Building (Residential)	District*	Chennai
Is there any Case Pending	N.A.	Pincode	600018
Address	Plot No. 18, Old Door No. 18, New Door No. 1, Sri Labdhi Colony Road and Sir C.V. Raman Road, Alwarpet, Chennai – 600 018		

Project Name*	**Isha Manickam**	Project Description (Max 500 Characters)	**Total No. of Units : 8 Nos.**
Current Status	Completed in 2015.	State	Tamilnadu
Category of Building	Special Building (Residential)	District*	Chennai
Is there any Case Pending	N.A.	Pincode	600018
Address	New Door No. 288, Manickam Avenue, Alwarpet, Chennai		

Project Name*	**Isha Poriyagham**	**Project Description (Max 500 Characters)**	**Total No. of Units : 10 Nos.**
Current Status	Completed in 2015	State	Tamilnadu
Category of Building	Special Building (Residential)	District*	Chennai
Is there any Case Pending	N.A.	Pincode	600018
Address	New Door No. 288, Manickam Avenue, Alwarpet, Chennai		

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.