Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	M/S.ADITYARAM HOUSING PRIVATE LIMITED M/S ADITYARAM INFRASTRUCTURE PROJECTS LLP M/S FLOURISHING VENTURES PRIVATE LIMITED
Project Name	**:**	ADITYARAM PALACE CITY PARADISE
Project Registration No	**:**	TNRERA/29/BLG/0241/2026
Project Completion Date in Form 'C' / Form 'F'	**:**	18/04/2028
Quarter Ending	**:**	September 2026

Bank Name	**:**	HDFC Bank
Bank Branch	**:**	AKKAKRAI
E-Mail ID	**:**	dijith.as@hdfc.bank.in

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	99901266778899
2.	RERA Designated Separate Account (70%)	99912066778899
3.	RERA Designated Transaction Account (30%)	99901234778899

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	19422840.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	13595988.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	13946852.00
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	0.00
Details of the Blocks registered with TNRERA **a) Total No. of flats Block wise** **b) Common Amenities provided**	**:**	

A. Sales

S.No	Description	Sales during the Quarter	Cumulative No. of Units upto the Quarter	Total Area(Sq.m.)
1	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	17	17	4300
2	UDS Registered	0	0	0

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	4	41%
2	Stage of construction of each Block/Tower, Floor-wise	7&8	41%
3	Stage of construction of each Block/Tower, Floor-wise	15	30%
4	Stage of construction of each Block/Tower, Floor-wise	26	52%
5	Stage of construction of each Block/Tower, Floor-wise	37&41	14%
6	Stage of construction of each Block/Tower, Floor-wise	42	22%
7	Stage of construction of each Block/Tower, Floor-wise	49&50	45%
8	Stage of construction of each Block/Tower, Floor-wise	51	22%
9	Stage of construction of each Block/Tower, Floor-wise	52	80%
10	Stage of construction of each Block/Tower, Floor-wise	60-A	43%
11	Stage of construction of each Block/Tower, Floor-wise	62	20%
12	Stage of construction of each Block/Tower, Floor-wise	63	10%
13	Stage of construction of each Block/Tower, Floor-wise	64	10%
14	Stage of construction of each Block/Tower, Floor-wise	78	72.50%
15	Stage of construction of each Block/Tower, Floor-wise	79	10%
16	Stage of construction of each Block/Tower, Floor-wise	83	21%
17	Stage of construction of each Block/Tower, Floor-wise	86	25%
18	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	0	0
19	Status of other Common Amenities as indicated in the Construction Agreement	0	0

S.No	Description	Percentage

1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 13.08% 659164389
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 %

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai

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M/S. ADITYARAM HOUSING PRIVATE LIMITED-ADITYA
RAM PALACECITY PARADISE-MCA
NO 50 EAST COAST ROAD
PANAYUR ADITYARAM NAGAR
.
CHENNAI 600119
TAMIL NADU INDIA

JOINT HOLDERS :

Nomination : Not Registered

Account Branch : AKKARAI
Address : SHOP NO. 3, SHOP IN PARK
VGP GOLDEN BEACH, SOUTH PART 1,
SEA CLIFF AVENUE, ECR, AKKARAI.
City : CHENNAI 600119
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : ADITYARAM94@OUTLOOK.COM
Cust ID : 350043171
Account No : 99901266778899 OTHER
A/C Open Date : 31/01/2026 :
Account Status : Regular
RTGS/NEFT IFSC: HDFC0009077 MICR : 600240116
Branch Code : 9077
Account Type : RERA MASTER COLLECTION (1103)

Generated On:15-OCT-2026 12:40:55 Generated By: D18503 Requesting Branch Code: 9077
From : 01/07/2026 To : 30/09/2026

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance
23/07/26	IMPS-620409238197-ARUN MURUGESH-ICIC-XXXXXXXX8338-IMPS TRANSACTION	0000620409238197	23/07/26	0.00	1,000.00	1,000.00
23/07/26	RTGS CR-ICIC0003658-ARUN MURUGESH-AHSGPL ADITYARAM PALACECITY PA-ICICR12026072311884161	ICICR12026072311884161	23/07/26	0.00	999,000.00	1,000,000.00
23/07/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	23/07/26	700,000.00	0.00	300,000.00
23/07/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	23/07/26	300,000.00	0.00	0.00
30/07/26	NEFT CR-ICIC0SF0002-ARUN MURUGESH-AHSGPL ADITYARAM PALACECITY PA-IN12621148186998	IN12621148186998	30/07/26	0.00	1,500,000.00	1,500,000.00
30/07/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	30/07/26	1,050,000.00	0.00	450,000.00
30/07/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	30/07/26	450,000.00	0.00	0.00
05/08/26	RTGS CR-IOBA0002753-RAVICHANDRAN V-ADITHYARAM PALACECITY PARADISE-IOBAR52026080500437249	IOBAR52026080500437249	05/08/26	0.00	800,000.00	800,000.00
05/08/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	05/08/26	560,000.00	0.00	240,000.00
05/08/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	05/08/26	240,000.00	0.00	0.00
10/08/26	IMPS-622210810475-MANOHARAN K-PUNB-XXXXXXXXXXXX7267-TRANSFERS	0000622210810475	10/08/26	0.00	500,000.00	500,000.00
10/08/26	NEFT CR-PUNB0039300-MANOHARAN K-ADITYARAM HOUSING PRIVATE LIMITED-PUNBY26222396110	PUNBY26222396110	10/08/26	0.00	250,000.00	750,000.00
10/08/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	10/08/26	525,000.00	0.00	225,000.00
10/08/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	10/08/26	225,000.00	0.00	0.00
11/08/26	RTGS CR-TMBL0000307-SATHIYANATHAN S-ADITYARAM HOUSING PRIVATE LIMITED-TMBLR52026081100053428	TMBLR52026081100053428	11/08/26	0.00	500,000.00	500,000.00

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTN:33AAACH2702H1Z7

HDFC Bank GSTIN number details are available at https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax.
Registered Office Address: HDFC Bank House,Senapati Bapat Marg,Lower Parel,Mumbai 400013

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M/S. ADITYARAM HOUSING PRIVATE LIMITED-ADITYA
RAM PALACECITY PARADISE-MCA
NO 50 EAST COAST ROAD
PANAYUR ADITYARAM NAGAR
.
CHENNAI 600119
TAMIL NADU INDIA

JOINT HOLDERS :

Nomination : Not Registered

Account Branch : AKKARAI
Address : SHOP NO. 3, SHOP IN PARK
VGP GOLDEN BEACH, SOUTH PART 1,
SEA CLIFF AVENUE, ECR, AKKARAI.
City : CHENNAI 600119
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : ADITYARAM94@OUTLOOK.COM
Cust ID : 350043171
Account No : 99901266778899 OTHER
A/C Open Date : 31/01/2026 :
Account Status : Regular
RTGS/NEFT IFSC: HDFC0009077 MICR : 600240116
Branch Code : 9077
Account Type : RERA MASTER COLLECTION (1103)

Generated On:15-OCT-2026 12:40:55 Generated By: D18503 Requesting Branch Code: 9077
From : 01/07/2026 To : 30/09/2026

Statement of account

11/08/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	11/08/26	350,000.00	0.00	150,000.00
11/08/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	11/08/26	150,000.00	0.00	0.00
21/08/26	CHQ DEP-CTS CLG2-CHENNAI RK SALAI - CTS: RUBY H :ICICI BANKING CORPORATION LTD	0000000000322814	21/08/26	0.00	1,800,000.00	1,800,000.00
21/08/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	21/08/26	1,260,000.00	0.00	540,000.00
21/08/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	21/08/26	540,000.00	0.00	0.00
27/08/26	RTGS CR-IOBA0002753-RAVICHANDRAN V-ADHITHYA RAM HOUSING-IOBAR52026082700484498	IOBAR52026082700484498	27/08/26	0.00	1,000,000.00	1,000,000.00
28/08/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	27/08/26	700,000.00	0.00	300,000.00
28/08/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	27/08/26	300,000.00	0.00	0.00
07/09/26	20471000003667-TPT-HOUSE ADVANCE 1-BAPATLA RAVI	0000000463589935	07/09/26	0.00	50,000.00	50,000.00
07/09/26	RTGS CR-IOBA0000703-MAGESH KANNIAPPAN-AHSGPL ADITYARAM PALACECITY PARADIS-IOBAR52026090700207724	IOBAR52026090700207724	07/09/26	0.00	4,200,000.00	4,250,000.00
07/09/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	07/09/26	2,975,000.00	0.00	1,275,000.00
07/09/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	07/09/26	1,275,000.00	0.00	0.00
08/09/26	20471000003667-TPT-ADVANCE 2 FOR HOUSE-BAPATLA RAVI	0000000192066211	08/09/26	0.00	400,000.00	400,000.00
08/09/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	08/09/26	280,000.00	0.00	120,000.00
08/09/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	08/09/26	120,000.00	0.00	0.00
09/09/26	20471000003667-TPT-FINAL SPOT ADVANCE-BAPATLA RAVI	0000001140998064	09/09/26	0.00	50,000.00	50,000.00
09/09/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	09/09/26	35,000.00	0.00	15,000.00
09/09/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	09/09/26	15,000.00	0.00	0.00
25/09/26	CHQ DEP - CTS CLG1 - RK SALAI BRANCH: GAYATHRI :STATE BANK OF INDIA	0000000000109557	25/09/26	0.00	1,000,000.00	1,000,000.00
25/09/26	CHQ DEP - CTS CLG1 - RK SALAI BRANCH: GAYATHRI :STATE BANK OF INDIA	0000000000109558	25/09/26	0.00	1,000,000.00	2,000,000.00

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M/S. ADITYARAM HOUSING PRIVATE LIMITED-ADITYA
RAM PALACECITY PARADISE-MCA
NO 50 EAST COAST ROAD
PANAYUR ADITYARAM NAGAR
.
CHENNAI 600119
TAMIL NADU INDIA

JOINT HOLDERS :

Nomination : Not Registered

Account Branch : AKKARAI
Address : SHOP NO. 3, SHOP IN PARK
VGP GOLDEN BEACH, SOUTH PART 1,
SEA CLIFF AVENUE, ECR, AKKARAI.
City : CHENNAI 600119
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : ADITYARAM94@OUTLOOK.COM
Cust ID : 350043171
Account No : 99901266778899 OTHER
A/C Open Date : 31/01/2026 :
Account Status : Regular
RTGS/NEFT IFSC: HDFC0009077 MICR : 600240116
Branch Code : 9077
Account Type : RERA MASTER COLLECTION (1103)

Generated On:15-OCT-2026 12:40:55 Generated By: D18503 Requesting Branch Code: 9077
From : 01/07/2026 To : 30/09/2026

Statement of account

25/09/26	CHQ DEP - CTS CLG1 - RK SALAI BRANCH: GAYATHRI :STATE BANK OF INDIA	0000000000109559	25/09/26	0.00	372,840.00	2,372,840.00
25/09/26	CHQ DEP - CTS CLG1 - RK SALAI BRANCH: GAYATHRI :STATE BANK OF INDIA	0000000000109555	25/09/26	0.00	1,000,000.00	3,372,840.00
25/09/26	CHQ DEP - CTS CLG1 - RK SALAI BRANCH: GAYATHRI :STATE BANK OF INDIA	0000000000109556	25/09/26	0.00	1,000,000.00	4,372,840.00
25/09/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	25/09/26	3,060,988.00	0.00	1,311,852.00
25/09/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	25/09/26	1,311,852.00	0.00	0.00
26/09/26	RTGS CR-ICIC0003658-ARUN MURUGESH-AHSGPL ADITYARAM PALACECITY PA-ICICR12026092613034263	ICICR1202609261303 4263	26/09/26	0.00	3,000,000.00	3,000,000.00
26/09/26	99912066778899 AUTO SWEEPOUT TO CASA	000000000000000	26/09/26	2,100,000.00	0.00	900,000.00
26/09/26	99901234778899 AUTO SWEEPOUT TO CASA	000000000000000	26/09/26	900,000.00	0.00	0.00

STATEMENT SUMMARY :-

Opening Balance	Dr Count	Cr Count	Debits	Credits	Closing Bal
0.00	24	19	19,422,840.00	19,422,840.00	0.00

This is a computer generated statement and does not require signature.

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M/S. ADITYARAM HOUSING PRIVATE LIMITED
NO 50 EAST COAST ROAD
PANAYUR ADITYARAM NAGAR
.
CHENNAI 600119
TAMIL NADU INDIA

JOINT HOLDERS :

Nomination : Not Registered

Account Branch : AKKARAI
Address : SHOP NO. 3, SHOP IN PARK
VGP GOLDEN BEACH, SOUTH PART 1,
SEA CLIFF AVENUE, ECR, AKKARAI.
City : CHENNAI 600119
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : ADITYARAM94@OUTLOOK.COM
Cust ID : 251553053
Account No : 99901234778899 Imperia
A/C Open Date : 06/02/2026 Expected AQB: 0.00
Account Status : Regular
RTGS/NEFT IFSC: HDFC0009077 MICR : 600240116
Branch Code : 9077
Account Type : BIZ PRO PLUS ACCOUNT (1482)

Generated On:15-OCT-2026 12:39:51 Generated By: D18503 Requesting Branch Code: 9077
From : 01/07/2026 To : 30/09/2026

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance
23/07/26	TRF OF A/C 99901266778899	000000000000000	23/07/26	0.00	300,000.00	300,000.00
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,882.00
	20-07-2026-CDT2619041243805					
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,764.00
	04-04-2026-CDT2619041243805					
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,646.00
	07-07-2026-CDT2619041243805					
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,528.00
	23-02-2026-CDT2619041243805					
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,410.00
	03-06-2026-CDT2619041243805					
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,292.00
	06-02-2026-CDT2619041243805					
30/07/26	ADHOC STMT CHGS INCL GST	CDT2619041243805	30/07/26	118.00	0.00	299,174.00
	16-04-2026-CDT2619041243805					
30/07/26	TRF OF A/C 99901266778899	000000000000000	30/07/26	0.00	450,000.00	749,174.00
05/08/26	TRF OF A/C 99901266778899	000000000000000	05/08/26	0.00	240,000.00	989,174.00
10/08/26	TRF OF A/C 99901266778899	000000000000000	10/08/26	0.00	225,000.00	1,214,174.00
11/08/26	TRF OF A/C 99901266778899	000000000000000	11/08/26	0.00	150,000.00	1,364,174.00
21/08/26	TRF OF A/C 99901266778899	000000000000000	21/08/26	0.00	540,000.00	1,904,174.00
28/08/26	TRF OF A/C 99901266778899	000000000000000	27/08/26	0.00	300,000.00	2,204,174.00
02/09/26	FT - DR - 50200083573419 - ADITYARAM	0000000000000001	02/09/26	2,200,000.00	0.00	4,174.00
	HOUSING PRIVATE LIMITED					
07/09/26	TRF RERA TO OWN ACC CR - 99912066778899	000000000000000	07/09/26	0.00	5,145,000.00	5,149,174.00
	- AHSGPL ADITYARAM PALACECITY PARADISE					
	RCA					
07/09/26	FT - DR - 50200083573419 - ADITYARAM	0000000000000002	07/09/26	5,145,000.00	0.00	4,174.00
	HOUSING PRIVATE LIMITED					
07/09/26	TRF OF A/C 99901266778899	000000000000000	07/09/26	0.00	1,275,000.00	1,279,174.00
08/09/26	TRF OF A/C 99901266778899	000000000000000	08/09/26	0.00	120,000.00	1,399,174.00

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M/S. ADITYARAM HOUSING PRIVATE LIMITED
NO 50 EAST COAST ROAD
PANAYUR ADITYARAM NAGAR
.
CHENNAI 600119
TAMIL NADU INDIA

JOINT HOLDERS :

Nomination : Not Registered

Account Branch : AKKARAI
Address : SHOP NO. 3, SHOP IN PARK
VGP GOLDEN BEACH, SOUTH PART 1,
SEA CLIFF AVENUE, ECR, AKKARAI.
City : CHENNAI 600119
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0.00
Currency : INR
Email : ADITYARAM94@OUTLOOK.COM
Cust ID : 251553053
Account No : 99901234778899 Imperia
A/C Open Date : 06/02/2026 Expected AQB: 0.00
Account Status : Regular
RTGS/NEFT IFSC: HDFC0009077 MICR : 600240116
Branch Code : 9077
Account Type : BIZ PRO PLUS ACCOUNT (1482)

Generated On:15-OCT-2026 12:39:51 Generated By: D18503 Requesting Branch Code: 9077
From : 01/07/2026 To : 30/09/2026

Statement of account

09/09/26	FT - DR - 50200083573419 - ADITYARAM HOUSING PRIVATE LIMITED	0000000000000004	09/09/26	1,375,000.00	0.00	24,174.00
09/09/26	TRF RARA TO OWN ACC CR - 99912066778899 - AHSGPL ADITYARAM PALACECITY PARADISE RCA	000000000000000	09/09/26	0.00	2,975,000.00	2,999,174.00
09/09/26	FT - DR - 50200083573419 - ADITYARAM HOUSING PRIVATE LIMITED	0000000000000005	09/09/26	2,975,000.00	0.00	24,174.00
09/09/26	TRF OF A/C 99901266778899	000000000000000	09/09/26	0.00	15,000.00	39,174.00
25/09/26	TRF OF A/C 99901266778899	000000000000000	25/09/26	0.00	1,311,852.00	1,351,026.00
26/09/26	TRF OF A/C 99901266778899	000000000000000	26/09/26	0.00	900,000.00	2,251,026.00

STATEMENT SUMMARY :-

Opening Balance	Dr Count	Cr Count	Debits	Credits	Closing Bal
0.00	11	14	11,695,826.00	13,946,852.00	2,251,026.00

This is a computer generated statement and does not require signature.

HDFC BANK LIMITED
*Closing balance includes funds earmarked for hold and uncleared funds
Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.The address on this statement is that on record with the Bank as at the day of requesting this statement.
State account branch GSTN:33AAACH2702H1Z7
HDFC Bank GSTIN number details are available at https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax.
Registered Office Address: HDFC Bank House,Senapati Bapat Marg,Lower Parel,Mumbai 400013

Details of Villa Sold (Yes/No)

Sl.No.	Villa No.	Villa Sold (Yes/No)
1.	3	No
2.	4	Yes
3.	7&8	Yes
4.	9&10	No
5.	11	No
6.	15	Yes
7.	26	Yes
8.	30	No
9.	31	No
10.	32	No
11.	33	No
12.	34	No
13.	35	No
14.	36	No
15.	37&41	Yes
16.	42	Yes
17.	43	No
18.	44	No
19.	45	No
20.	46	No
21.	47	No
22.	48	No
23.	49&50	Yes
24.	51	Yes
25.	52	Yes
26.	53	No
27.	54	No
28.	55	No
29.	56&57	No
30.	58-A	No
31.	58-B	No
32.	59-A	No
33.	59-B	No
34.	60-A	Yes
35.	60-B	No
36.	61-A	No
37.	61-B	No
38.	62	Yes
39.	63	Yes
40.	64	Yes
41.	67	No
42.	68	No
43.	69	No
44.	70	No
45.	71	No

46.	72	No
47.	73	No
48.	78	Yes
49.	79	Yes
50.	80	No
51.	81	No
52.	82	No
53.	83	Yes
54.	84	No
55.	85	No
56.	86	Yes
57.	39	No
58.	40	No


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
50, East Coast Rd, Beside Adityaram Palace, Adityaram Nagar, Panaiyur, Chennai, Tamil Nadu 600119, India
Lat 12.892024° Long 80.243126°
Friday, 16/10/2026 11:01 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
122, Sholinganallur, Panaiyur, Chennai, Tamil Nadu 600119, India
Lat 12.892079° Long 80.244049°
Friday, 16/10/2026 11:07 AM GMT +05:30
Google

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.