Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	ARUN EXCELLO HOMES PRIVATE LIMITED
Project Name	**:**	ZIVA CHARUKESI
Project Registration No	**:**	TN/35/Building/0332/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	31/12/2029
Quarter Ending	**:**	June 2026

Bank Name	**:**	Axis Bank
Bank Branch	**:**	Nungambakkam
E-Mail ID	**:**	nungambakkam.branchhead@axisbank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	923020062662015
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	723703932.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	506592753.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	0.00
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	50	50	4270.69
2	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	47	47	3937.70
3	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	45	45	3707.40
4	UDS Registered	35	35	1579.38

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	block 1	3rd Floor and 4th Floor roof slab in progress
2	Stage of construction of each Block/Tower, Floor-wise	block 2	3rd tile work and floor painting in progress
3	Stage of construction of each Block/Tower, Floor-wise	block 3	east and west side wall plastering in progress
4	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	block 1,2,3	yet to start
5	Status of other Common Amenities as indicated in the Construction Agreement	block 1,2,3	yet to start

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 60% 3273
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 1% -1

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai

AXIS BANK

AEHPL ZIVA CHARUKESI RERA ACCOUNT

Joint Holder:- -
BHATTAD TOWER
NO 18 WEST COTT ROAD ROYAPETTAH
CHENNAI
TAMIL NADU-INDIA
600014

Customer ID: 006152198
IFSC Code: UTIB0000780
MICR Code: 600211024
Nominee Registered: N

Registered Mobile No: NA
Registered Email ID: ACXXXXTS@ARUNEXCELLO.COM
Scheme: CA - CURRENT A/C FOR ESCROW ARRANGEMENTS
Currency: INR

PAN: AAFCA8363E
CKYC No: XXXXXXXXXX4145

Statement of Axis Account No: 923020062662015 for the period (From: 01-04-2026 To: 30-06-2026)

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		OPENING BALANCE			**5483579.50**	
02-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		3577682.50	9061262.00	780
04-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1263395.00	10324657.00	780
06-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		3806355.00	14131012.00	780
07-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		163688.00	14294700.00	780
09-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		4213195.70	18507895.70	780
16-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		2506227.50	21014123.20	780
17-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		887181.40	21901304.60	780
18-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		900284.00	22801588.60	780
20-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		377146.00	23178734.60	780
21-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	23178734.60		.00	780
21-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		70000.00	70000.00	780
22-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	70000.00		.00	780
22-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		3677450.00	3677450.00	780
23-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	3677450.00		.00	780
23-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		724318.00	724318.00	780
24-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	724318.00		.00	780
24-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		22640.80	22640.80	780
27-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	22640.80		.00	780
27-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		2520597.80	2520597.80	780
28-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	2520597.80		.00	780
28-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1134616.00	1134616.00	780
29-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1134616.00		.00	780
29-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1486784.60	1486784.60	780

30-04-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1486784.60		.00	780
30-04-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		340648.00	340648.00	780
01-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	340648.00		.00	780
01-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1200745.00	1200745.00	780
02-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1200745.00		.00	780
05-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		70000.00	70000.00	780
06-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	70000.00		.00	780
08-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		461776.00	461776.00	780
11-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	461776.00		.00	780
11-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		467978.00	467978.00	780
12-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	467978.00		.00	780
14-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		474320.17	474320.17	780
15-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	474320.17		.00	780
15-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1691847.50	1691847.50	780
16-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1691847.50		.00	780
19-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1785000.00	1785000.00	780
20-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1785000.00		.00	780
20-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		35000.00	35000.00	780
21-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	35000.00		.00	780
21-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1750000.00	1750000.00	780
22-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1750000.00		.00	780
22-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		3062500.00	3062500.00	780
25-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	3062500.00		.00	780
26-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		4169774.00	4169774.00	780
27-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	4169774.00		.00	780
28-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1050000.00	1050000.00	780
29-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1050000.00		.00	780
29-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		418936.00	418936.00	780
30-05-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	418936.00		.00	780
30-05-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		214200.00	214200.00	780
01-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	214200.00		.00	780
01-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		5007989.00	5007989.00	780
02-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	5007989.00		.00	780
04-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		493965.50	493965.50	780
05-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	493965.50		.00	780

05-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		5868002.00	5868002.00	780
06-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	5868002.00		.00	780
08-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1814617.00	1814617.00	780
09-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1814617.00		.00	780
09-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		913203.20	913203.20	780
10-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	913203.20		.00	780
10-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		461371.40	461371.40	780
11-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	461371.40		.00	780
12-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		680960.00	680960.00	780
15-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	680960.00		.00	780
16-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		108719.10	108719.10	780
17-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	108719.10		.00	780
18-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		1547235.20	1547235.20	780
19-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	1547235.20		.00	780
20-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		814968.00	814968.00	780
22-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	814968.00		.00	780
23-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		3385945.50	3385945.50	780
24-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	3385945.50		.00	780
24-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		294113.41	294113.41	780
25-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	294113.41		.00	780
25-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		630140.00	630140.00	780
26-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	630140.00		.00	780
26-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		467852.00	467852.00	780
29-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	467852.00		.00	780
29-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		344960.00	344960.00	780
30-06-2026		FT to 915020049567574 - ARUN EXCELLO HOMES PRIVAT	344960.00		.00	780
30-06-2026		FT from 923020062226264 - AEHPL ZIVA CHARUKESI CO		5022079.34	5022079.34	780
		TRANSACTION TOTAL	**72841907.78**	**72380407.62**		
		CLOSING BALANCE			**5022079.34**	

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank never asks you to share, disclose, or revalidate your login Id, password or debit card number number through emails OR phone call Further,we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axis.bank.in

With effect from 1st August 2016, the replacement charges for Debit card and ATM card applicable on Current accounts have been revised. To know more about the applicable charges,please visit www.axis.bank.in

Deposit Insurance and Credit Guarantee Corporation (DICGC) insurance cover is applicable in all Banks' deposits, such as savings, current, fixed, recurring etc* up to maximum amount of Rs 5 Lakh including principal & interest both* (* or exceptions and details please refer www.dicgc.org.in)

In compliance with regulatory guidelines, the non-CTS cheque books attached to the accounts would be destroyed in banks core banking System. Thus, Non CTS cheques will not be valid for CASH, Clearing and Transfer transactions

To ensure you never miss any critical communication from us, it is important that your latest / correct mobile number and email ID are updated in our records. Kindly visit your nearest Axis Bank Loan Centre /Branch / Agri area office for updating your latest / correct mobile number and email ID in our records. You can also update your email ID using Internet Banking & Mobile Banking App, open

REGISTERED OFFICE - AXIS BANK LTD,TRISHUL,Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad . 380006.

BRANCH ADDRESS - AXIS BANK LTD, NUNGAMBAKKAM, CHENNAI [TN], 140 CHOTTABHAI CENTRE, NUNGAMBAKKAM HIGH ROAD,, NUNGAMBAKKAM, 600034, CHENNAI, TAMIL NADU, INDIA, TEL:9176907802 FAX:28332586

Legends :

ICONN - Transaction trough Internet Banking

VMT-ICON - Visa Money Transfer through Internet Banking

AUTOSWEEP - Transfer to linked fixed deposit

REV SWEEP - Interest on Linked fixed Deposit

SWEEP TRF - Transfer from Linked Fixed Deposit / Account

VMT - Visa Money Transfer through ATM

CWDR - Cash Withdrawal through ATM

PUR - POS purchase

TIP/ SCG - Surcharge on usage of debit card at pumps/railway ticket purchase or hotel tips

RATE.DIFF - Difference in rates on usage of card internationally

CLG - Cheque Clearing Transaction

EDC - Credit transaction through EDC Machine

SETU - Seamless electronic fund transfer through AXIS Bank

Int.pd - Interest paid to customer

Int.Coll - Interest collected from the customer

This is a system generated output and requires no signature.

Statement generated on: 21-JUL-2026 16:19:31

Branch Name and Sol Id: FDO_780_4 - [FDO_780_4]

++++ End of Statement ++++

ZIVA CHARUKESI- QPR- 30.06.2026

Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter- **NOT APPLICABLE**

ZIVA Charukesi Block 3 Booking Details

Sl. No	Flat Nos. as per carpet area stateme	Flats Booked		UDS Registered / Sale deed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1	101	NO	YES	NO	YES
2	102	NO	YES	NO	YES
3	103	NO	YES	YES	YES
4	104	NO	YES	NO	NO
5	105	NO	YES	YES	YES
6	106	NO	YES	NO	NO
7	108	NO	YES	NO	NO
8	109	NO	YES	YES	YES
9	110	NO	YES	NO	YES
10	111	NO	YES	YES	YES
11	201	NO	YES	NO	YES
12	202	NO	YES	NO	YES
13	203	NO	YES	YES	YES
14	204	NO	YES	NO	YES
15	205	NO	YES	NO	NO
16	206	NO	YES	NO	YES
17	208	NO	YES	NO	YES
18	209	NO	YES	YES	YES
19	210	NO	YES	NO	YES
20	211	NO	YES	NO	YES
21	301	NO	YES	NO	YES
22	302	NO	YES	NO	NO
23	303	NO	YES	NO	NO
24	304	NO	YES	NO	YES
25	305	NO	YES	NO	YES
26	306	NO	YES	YES	YES
27	307	NO	YES	NO	YES
28	308	NO	YES	NO	YES
29	309	NO	YES	YES	YES
30	310	NO	YES	NO	NO
31	311	NO	YES	YES	YES
32	401	NO	YES	NO	YES
33	402	NO	YES	NO	NO
34	403	NO	YES	NO	NO
35	404	NO	YES	NO	NO
36	405	NO	YES	NO	NO
37	406	NO	YES	YES	YES
38	407	NO	YES	YES	YES
39	408	NO	YES	YES	YES
40	409	NO	YES	NO	YES
41	410	NO	YES	NO	YES
42	411	NO	YES	YES	YES

43	501	NO	YES	NO	YES
44	502	NO	YES	NO	YES
45	503	NO	YES	YES	YES
46	504	NO	YES	NO	NO
47	505	NO	YES	NO	YES
48	509	NO	YES	NO	NO
49	510	NO	YES	NO	NO
50	511	NO	YES	NO	NO

ZIVA Charukesi Block 2 Booking Details

Sl. No	Flat Nos. as per carpet area stateme	Flats Booked		UDS Registered / Sale deed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1	101	NO	YES	NO	NO
2	102	NO	YES	NO	NO
3	103	NO	YES	NO	NO
4	104	NO	YES	NO	NO
5	105	NO	YES	NO	NO
6	106	NO	YES	NO	NO
7	107	NO	YES	NO	NO
8	108	NO	YES	NO	NO
9	110	NO	YES	NO	NO
10	111	NO	YES	NO	NO
11	201	NO	YES	NO	NO
12	202	NO	YES	NO	NO
13	204	NO	YES	NO	NO
14	205	NO	YES	NO	NO
15	206	NO	YES	NO	NO
16	207	NO	YES	NO	NO
17	208	NO	YES	NO	NO
18	210	NO	YES	NO	NO
19	211	NO	YES	NO	NO
20	302	NO	YES	NO	NO
21	303	NO	YES	NO	NO
22	304	NO	YES	NO	NO
23	305	NO	YES	NO	NO
24	306	NO	YES	NO	NO
25	307	NO	YES	NO	NO
26	308	NO	YES	NO	NO
27	309	NO	YES	NO	NO
28	310	NO	YES	NO	NO
29	311	NO	YES	NO	NO
30	402	NO	YES	NO	NO
31	403	NO	YES	NO	NO
32	404	NO	YES	NO	NO
33	405	NO	YES	NO	NO
34	406	NO	YES	NO	NO
35	407	NO	YES	NO	NO
36	408	NO	YES	NO	NO
37	410	NO	YES	NO	NO
38	411	NO	YES	NO	NO
39	502	NO	YES	NO	NO
40	504	NO	YES	NO	NO
41	505	NO	YES	NO	NO
42	506	NO	YES	NO	NO

43	507	NO	YES	NO	NO
44	508	NO	YES	NO	NO
45	509	NO	YES	NO	NO
46	510	NO	YES	NO	NO
47	511	NO	YES	NO	NO

ZIVA Charukesi Block 1 Booking Details

Sl. No	Flat Nos. as per carpet area stateme	Flats Booked		UDS Registered / Sale deed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1	101	NO	YES	NO	NO
2	102	NO	YES	NO	NO
3	105	NO	YES	NO	NO
4	106	NO	YES	NO	NO
5	107	NO	YES	NO	NO
6	108	NO	YES	NO	NO
7	110	NO	YES	NO	NO
8	201	NO	YES	NO	NO
9	202	NO	YES	NO	NO
10	203	NO	YES	NO	NO
11	204	NO	YES	NO	NO
12	205	NO	YES	NO	NO
13	206	NO	YES	NO	NO
14	207	NO	YES	NO	NO
15	208	NO	YES	NO	NO
16	209	NO	YES	NO	NO
17	210	NO	YES	NO	NO
18	211	NO	YES	NO	NO
19	301	NO	YES	NO	NO
20	302	NO	YES	NO	NO
21	303	NO	YES	NO	NO
22	305	NO	YES	NO	NO
23	306	NO	YES	NO	NO
24	307	NO	YES	NO	NO
25	308	NO	YES	NO	NO
26	309	NO	YES	NO	NO
27	310	NO	YES	NO	NO
28	311	NO	YES	NO	NO
29	401	NO	YES	NO	NO
30	402	NO	YES	NO	NO
31	404	NO	YES	NO	NO
32	405	NO	YES	NO	NO
33	406	NO	YES	NO	NO
34	407	NO	YES	NO	NO
35	408	NO	YES	NO	NO
36	409	NO	YES	NO	NO
37	410	NO	YES	NO	NO
38	501	NO	YES	NO	NO
39	503	NO	YES	NO	NO
40	504	NO	YES	NO	NO
41	505	NO	YES	NO	NO
42	508	NO	YES	NO	NO

43	509	NO	YES	NO	NO
44	510	NO	YES	NO	NO
45	511	NO	YES	NO	NO

Ziva Charukesi – Progress Report 30.06.2026

BLOCK - 1

BLOCK 1 VIEW



BLOCK - 1

BLOCK 1 THIRD FLOOR PART 2 ROOF SLAB CONCRETE COMPLETED



BLOCK - 1

BLOCK 1 FOURTH FLOOR PART 1 ROOF SLAB SHUTTERING WORK IN PROGRESS



BLOCK - 2

BLOCK 2 EAST SIDE EXTERNAL WALL PLASTERING IN PROGRESS



BLOCK - 2

BLOCK 2 THIRD FLOOR WALL PUTTY WORK IN PROGRESS



BLOCK - 2

BLOCK 2 THIRD FLOOR TILING WORK IN PROGRESS



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.