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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Ownership flow chart														
SI. No	**Survey Number as per approved plan**	**Sale deed**				**Patta**				**GPA**				
		Doc No & date	**Owner**	**Survey Number**	**Extent Acre (Sq.m)**	**No**	**Owner/ Applicant**	**Survey Number**	**Extent Acre (Sq.m)**	**Doc No dated**	**Executed**	**Infavour of**	**Survey Number**	**Extent sq.m**
1	**161/2B1**	**6829/2025 & 22.10.2025**	**Agasthya Developer Private Limited**	161/2B	2.2075 (8933.43)	**4767**	**Agasthya Developer Private Limited**	161/2B1	1.3126 (5312)	**7271/2025 & 10.11.2025**	**Agasthya Developer Private Limited**	**C. Balaji**	161/2B	1.3126 (5312)
	162/10B			162/10B	0.5250 (2124.59)	**4765**		162/10B	0.5251 (2125)				162/10B	0.5251 (2125)
	162/11B			162/11B	0.8996 (3640.55)	**4764**		162/11B	0.8997 (3641)				162/11B	0.8997 (3641)
	162/12			162/12	0.3953 (1599.72)	**4766**		162/12	0.3954 (1600)				162/12	0.3954 (1600)
Total Area Extent in Acre					**4.0274**	**Total Area Extent in Acre**			**3.1328**	**Total Area Extent in Sq.m**				**12678**
Total Area Extent in Sq.m					**16298.29**	**Total Area Extent in Sq.m**			**12678**					

Note:

- As per the Sale Deed, the total extent of the property is 16298.29 sq.m. However, an extent of **12,678 sq.m**. has been submitted for the present approval application. The remaining extent has been taken into consideration under the approval proposal for A Square Avenue – Phase 1. Accordingly, the property has been subdivided into two portions, namely S.No. 161/2B1 and S.No. 161/2B2. In the present approval plan, only the portion bearing **S.No. 161/2B1**, along with the above-mentioned survey number, has been taken into consideration.

- We have executed a General Power of Attorney in favour of the Power Agents, **Mr. C. Balaji**, for carrying out the necessary liaison and approval-related activities on behalf of the Company. However, the approval has been issued in the name of the Owner/Applicant, **M/s. AGASTHYA DEVELOPER PRIVATE LIMITED**, as the **Company is the title holder and owner of the property**. The Power Agents have no ownership or title rights over the property and are authorised only to act in a representative capacity for the limited purposes specified under the General Power of Attorney.

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.