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

Patta					
S.NO	DTCP Approved Sf.NO	Patta No	Owner Name	Sf No in Patta	Extent Sq.m
1	711	3348	B.Divya	711	1100
2	712/1	4064	D.Sivanathan	712/1	1782
3	712/2	3348	B.Divya	712/2	2168
4	721/4A	3326	D.Sivanathan	721/4A	250
5	721/4B	3324	D.Sivanathan/B.Divya	721/4B	2150
7	722	3432	M.Palaniappan	722	1000
8	723/2A	3432	M.Palaniappan	723/2A	1650
9	723/2B	3432	M.Palaniappan	723/2B	1600
10	723/3	3432	M.Palaniappan	723/3	300
11	723/4A1	3348	B.Divya	723/4A1	600
12	723/4A2	3438	B.Divya	723/4A2	650
14	723/4B	1150	D.Sivanathan/B. Divya	723/4B	300
17	723/4C	3432	M.Palaniappan	723/4C	300
18	723/4D1	3326	D.Sivanathan	723/4D1	200
19	723/4D2	3326	D.Sivanathan	723/4D2	200
20	723/4E	3348	B.Divya	723/4E	280
21	723/4F	3432	M.Palaniappan	723/4F	300
22	723/4G1	3432	M.Palaniappan	723/4G1	550
23	723/4G2	3432	M.Palaniappan	723/4G2	550
24	723/4H	3432	M.Palaniappan	723/4H	1050
					16980

Sale Deed				GPA to Sell				
Doc No & Dated	Owner Name	Sf.No	Extent Sq.m	Doc No & Dated	Executed By	In Favour of	Sf.No	Extent Sq.m
2169/2023	B.Divya	711	1092.42	12396/2025.	B.Divya	Plantinum Developers	711	1092.42
12395/2025	D.Sivanathan	712/1	1780.24	764/2025	D.Sivanathan	Plantinum Developers	712/1	1780.24
7516/2021	B.Divya	712/2	3944.85	763/2025	B.Divya	Plantinum Developers	712/2	2164.61
13436/2017	D.Sivanathan	721/4A	242.76	12413/2025	D.Sivanathan	Plantinum Developers	721/4A	242.76
2168/2023	B.Divya	721/4B	1901.62	12396/2025.	B.Divya	Plantinum Developers	721/4B	1901.62
285/2018	D.Sivanathan	721/4B	242.76	12405/2025	Sivanathan	Plantinum Developers	721/4B	242.76
2170/2023	M.Palaniappan	722	1011.50	1985/2025	M.Palaniappan	Plantinum Developers	722	1011.50
2170/2023	M.Palaniappan	723/2A	1658.86	1985/2025	M.Palaniappan	Plantinum Developers	723/2A	1658.86
2170/2023	M.Palaniappan	723/2B	1618.40	1985/2025	M.Palaniappan	Plantinum Developers	723/2B	1618.40
2170/2023	M.Palaniappan	723/3	323.68	1985/2025	M.Palaniappan	Plantinum Developers	723/3	323.68
2168/2023	B.Divya	723/4A1	606.90	12396/2025.	B.Divya	Plantinum Developers	723/4A1	606.90
2169/2023	B.Divya	723/4A2	404.60	12396/2025.	B.Divya	Plantinum Developers	723/4A2	647.36
2168/2023	B.Divya	723/4A2	242.76	12405/2025	Sivanathan	Plantinum Developers	723/4B	101.15
13436/2017	D.Sivanathan	723/4B	303.45	12413/2025	D.Sivanathan	Plantinum Developers	723/4B	101.15
2169/2023	B.Divya	723/4B	101.15	12396/2025.	B.Divya	Plantinum Developers	723/4B	101.15
2170/2023	M.Palaniappan	723/4C	323.68	1985/2025	M.Palaniappan	Plantinum Developers	723/4C	323.68
285/2018	D.Sivanathan	723/4D1	202.30	12405/2025	D.Sivanathan	Plantinum Developers	723/4D1	202.30
13436/2017	D.Sivanathan	723/4D2	202.30	12413/2025	D.Sivanathan	Plantinum Developers	723/4D2	202.30
2169/2023	B.Divya	723/4E	242.76	12396/2025.	B.Divya	Plantinum Developers	723/4E	242.76
2170/2023	M.Palaniappan	723/4F	323.68	1985/2025	M.Palaniappan	Plantinum Developers	723/4F	323.68
2170/2023	M.Palaniappan	723/4G1	525.98	1985/2025	M.Palaniappan	Plantinum Developers	723/4G1	525.98
2170/2023	M.Palaniappan	723/4G2	566.44	1985/2025	M.Palaniappan	Plantinum Developers	723/4G2	566.44
2170/2023	M.Palaniappan	723/4H	1051.96	1985/2025	M.Palaniappan	Plantinum Developers	723/4H	1051.96
285/2018	D.Sivanathan	723/4B	101.15					17033.66

19016.20

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.