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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU FH 676243

28/02/2026 மணிகண்டன்
புதுச்சேரி

A.S.சந்துரு (எ) சந்திரசேகரன்
மு.தா.வி.உரிமம் எண்: 9/97,
எண்.6, வடக்கு அய்யனார் கோயில் தெரு,
விழுப்புரம் - 605 602.

SUB TREASURY VILLUPURAM

## உறுதிமொழி

பொருள் - புதிய குடியிருப்பு மனைப்பிரிவில் தற்காலிக கட்டிடம் தொடர்பாக.

விழுப்புரம் மாவட்டம், வானூர் வட்டம், புளிச்சப்பள்ளம் கிராமம், பட்டா எண் : 9805, 9832,9833, 9834 புல எண்கள் : 325/5A,325/6A1,325/6A2, 325/6A3 ஆகியவற்றில் **3800.00** சதுர.மீட்டரில் **ராயல் அவன்யூ** என்னும் மனைப்பிரிவில் தற்காலிகமாக அலுவலக அறை அமைக்கப்பட்டுள்ளது, அனைத்து மனைகளும் விற்கப்பட்டபின் அகற்றப்படும் என உறுதி அளிக்கிறேன்.

இப்படிக்கு

மணிகண்டன்,
ந. எண். 21, ராமாயி தோட்டம்,
கடலூர் ரோடு, அரியாங்குப்பம்.

பெறுநர்

The Real Estate Regulatory Authority
No 1A, 1st floor
Gandhi irwin bridge road,
Egmore, chennai- 600 008

Scanned with OKEN Scanner

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.