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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DIGITALLY VERIFIED RECORD

Trump Housing

NO.26, PANCHAYAT ROAD, GOLDEN GEORGE NAGAR,
MOGAPPAIR EAST, CHENNAI - 600 037.

23-07-2025

To

TNRERA
1-A \ 1St floor, Gandhi Irwin Bridge Rd,
Egmore, Chennai – 600 008.

Subject : Query–TNRERA Project Registration – regarding New Building developed at No: 26, Panchayat Rd, Golden George Nagar, Mogappair East, Chennai–600 037.

Ref : Joint Development Agreement Dated 30.08.2024 – Explanation regarding Schedule–C & Schedule–D in Page Numbers 18 & 19 respectively.

Dear Sirs :

Page numbers 18 & 19 of the Joint Development Agreement mentioned above contains "Schedule – C" being the Owner's allotment and "Schedule – D" being the Developer's allotment respectively.

The TOTAL number of Apartments in the Building is only – 9 (NINE)

However, the SL.Nos in "Schedule–C" & "Schedule–D" adds up to 10. This is because the Flat A-3 on the 3rd floor is shared by the Land Owner & the Developer.

SL. No: 6 under "Schedule–C" in Page No: 18 contains 46.73% of Flat A-3 and SL. No: 4 under "Schedule–D" in Page No:19 contains 53.27% of the same Flat A-3.

Therefore SL.No:6 in "Schedule – C" of Page No:18 & SL.No: 4 of "Schedule – D" in Page No: 19 are NOT two different flats. They both add up to ONE flat being Flat No: A-3 on the 3rd Floor and the total number of flats in the building is only 9 (NINE).

Thanking you
Your's Sincerely

For TRUMP HOUSING

Proprietor

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.