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,
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DOCUMENT HISTORY

S.NO	DOCUMENT TYPE	DOCUMENT NO AND DATE	PREVIOUS OWNER	PRESENT OWNER	VILLAGE/ BLOCK NO/ SURVEY NO	EXTENT
1	Sale deed	4258 of 1964	N V Rao	Anthony Raj & Durairaj	Mylapore village s/no 3710, 3712 & 3718 part , RS no 422 part	18 grounds989 sqft
2	Sale deed	47 of 1966	Mirza habibullah	Anthony Raj & Durairaj	Mylapore village , s/no 3716, 3717	3 grounds 1875 sqft
3	Joint Patta			Anthony Raj & Durairaj	Mylapore village , Block no 0008, s/no 422	22 grounds
4	Court decree partition registered	795 of 2024	Anthony raj & Durairaj	Anthony Raj	Mylapore village, Block no 0008, s/no 422/9	11 grounds 362 sqft as per document and as per patta 11 grounds 165 sqft
5	Gift deed	796 of 2024	Anthony Raj	Mrs Queen Mary & Miss Jane Helan Monica for 58% out of the extent	Mylapore village Block no 0008, s/no 422/9	15,522 sqft as per document as per patta 15,408 sqft
6	Sale deed	801 of 2024	Anthony Raj	Sreerosh Properties P LTD for 42 % out of the extent	Mylapore village Block no 0008, s/no 422/9	11, 240 sqft as per document as per patta 11,157 sqft .
7	Joint Patta			Mrs Queen Mary & Miss Jane Helan Monica	Mylapore village Block no 0008, s/no 422/9	11 grounds 165 sqft as patta

8	**Power of Attorney For 58 % for development**	**804 of 2024**	**Mrs Queen Mary & Miss Jane Helan Monica**	**Sreerosh Properties P LTD**	**Mylapore Village block no 0008, s/no 422/9**	**15,522 sqft as per document as per patta 15,408 sqft**
9	**Power of Attorney for sale of 20%out of 58 %**	**805 of 2024**	**Mrs Queen Mary & Miss Jane Helan Monica**	**Sreerosh Properties P LTD**	**Mylapore Village block no 0008, s/no 422/9**	**3105 sqft out of 15,522 sqft as per document as per patta 15,408 sqft**
10	**Gift deed for OSR area**	**3942 of 2024**	**Sreerosh Properties P LTD**	**CMDA**	**Mylpaore Village**	**1139 sqft out of 26565 sqft**
11	**Gift deed Street Alignment**	**3943 of 2024**	**Sreerosh proeprties P LTD**	**CMDA**	**Mylapore village**	**455 sqft out of 25426 sqft**
12						**Land available now is 24971 sqft (2319.86 sqmts)**

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.