Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Rattha- NM Road

Sale deeds

S.No.	Date	Document No	Owner	Survey Number	Extent in UDS out of 2,00,000	Extent in sq.ft.	Extent in sq.mtr.
1	24.03.1995	3435 of 1995	Crescent Housing Private limited	T.S. No. 11/3	1000	319.55	29.69
2	24.03.1995	3436 of 1995			1000	319.55	29.69
3	24.03.1995	3438 of 1995			1000	319.55	29.69
4	24.03.1995	3872 of 1995			4000	1278.2	118.74
5	24.03.1995	3954 of 1995			4000	1278.2	118.74
6	24.03.1995	3439 of 1995			1000	319.55	29.69
7	24.03.1995	3444 of 1995			1000	319.55	29.69
8	05.04.1995	3958 of 1995			4000	1278.2	118.74
9	05.04.1995	3959 of 1995			4000	1278.2	118.74
10	05.04.1995	3955 of 1995			4000	1278.2	118.74
11	05.04.1995	3956 of 1995			4000	1278.2	118.74
12	05.04.1995	3957 of 1995			4000	1278.2	118.74
13	10.04.1995	3961 of 1995			4000	1278.2	118.74
14	10.04.1995	3963 of 1995			4000	1278.2	118.74
15	10.04.1995	3969 of 1995			4000	1278.2	118.74
16	10.04.1995	3970 of 1995			4000	1278.2	118.74
17	10.04.1995	3971 of 1995			4000	1278.2	118.74
18	10.04.1995	3972 of 1995			4000	1278.2	118.74
19	25.04.1995	3452 of 1995			10500	3355.275	311.71
20	25.04.1995	3966 of 1995			10500	3355.275	311.71
21	25.04.1995	3967 of 1995			10500	3355.275	311.71
22	25.04.1995	3968 of 1995			10500	3355.275	311.71
23	10.05.1995	3975 of 1995			3668	1172.1094	108.89
24	10.05.1995	3976 of 1995			10500	3355.275	311.71
25	16.11.2006	4456 of 2006			450	143.7975	13.36
26	05.12.2006	4743 of 2006			882	281.8431	26.18
27	19.10.2022	4572 of 2022			1200	383.46	35.62
28	15.05.2023	2117 of 2023			3000	958.65	89.06
29	08.10.2025	4383 of 2025			4000	1278.2	118.74
30	13.10.2025	4470 of 2025			4000	1278.2	118.74
31	21.11.2025	5082 of 2025			3701	1182.6546	109.87
32	21.11.2025	5087 of 2025			12946	4136.8943	384.32
33	01.12.2025	5252 of 2025			3701	1182.6546	109.87
34	07.01.2026	83 of 2026			1850.5	591.32728	54.93
35	07.01.2026	84 of 2026			1200	383.46	35.62
36	07.01.2026	85 of 2026			1850.5	591.32728	54.93
37	28.01.2026	351 of 2026			3701	1182.6546	109.87
38	07.02.2026	541 of 2026			1850.5	591.32728	54.93
39	15.12.1994	614 of 1995	Sarath Kakumanu, son of K. Subbiah		1000	319.55	29.69
40	23.03.1995	3429 of 1995			1000	319.55	29.69
41	03.05.1995	3814 of 1995			2000	639.1	59.37
42	03.05.1995	3815 of 1995			2000	639.1	59.37
43	03.05.1995	3816 of 1995			2000	639.1	59.37
44	03.05.1995	3841 of 1995			2000	639.1	59.37
45	03.05.1995	3857 of 1995			2000	639.1	59.37
46	03.05.1995	3858 of 1995			2000	639.1	59.37
47	03.05.1995	3962 of 1995			6000	1917.3	178.12
48	03.05.1995	3964 of 1995			6000	1917.3	178.12
49	10.05.1995	3965 of 1995			10500	3355.275	311.71
50	10.05.1995	3810 of 1995	Nisha Prita Kakumanu, daughter of Sarath Kakumanu		1000	319.55	29.69
51	10.05.1995	3813 of 1995			1000	319.55	29.69
52	10.05.1995	3811 of 1995	Tara Keerthi Kakumanu, daughter of Sarath Kakumanu		1000	319.55	29.69
53	10.05.1995	3812 of 1995			1000	319.55	29.69
54	19.01.2026	216 of 2026 (Release deed)			1600	511.28	47.50
55	04.03.2001	Inheritence from father Bhagwandas	Sheela K. Sarath, wife of Sarath Kakumanu		400	127.82	11.87
					200000.5		5937.25

TSLR

Patta No	Owner Name	Survey No in Patta	Extent in sq.ft.	Extent Sq.mtr
	(i) M/s. Crescent Housing Private Limited, (ii) Sarath Kakumanu, son of K Subbiah, (iii) Sheela K Sarath, daughter of Bhagwandas (iv) Nisha Kakumanu, daughter of Sarath Kakumanu (v) Tara Keerthi Kakumanu, daughter of Sarath Kakumanu	Ward 1, Block 11. TS No. 11/3	63959	5941.79

Power deeds (not for sale)

S.No.	Date	Document No	Executed By	Executed in favour of	Survey Number	Extent in UDS out of 2,00,000	Extent in sq.ft.	Extent in sq.mtr.
1	08.09.2025	3950 of 2025	(i) M/s. Crescent Housing Private Limited and (ii) Sarath Kakumanu,	M/s. RATTHA REALTY & INFRASTRUCTURE PRIVATE LIMITED	T.S. No. 11/3	1,51,000	48252.05	4482.62
2	09.10.2025	4407 of 2025	(i) Nisha Kakumanu and (ii) Tara Keerthi Kakumanu			4000	1278.20	118.74
3	24.11.2025	5093 of 2025	M/s. Crescent Housing Private Limited			12946	4136.89	384.32
4	24.11.2025	5094 of 2025	M/s. Crescent Housing Private Limited			3701	1182.65	109.87
5	01.12.2025	5256 of 2025	M/s. Crescent Housing Private Limited			12200	3898.51	362.17
6	01.12.2025	5257 of 2025	M/s. Crescent Housing Private Limited			3701	1182.65	109.87
7	07.01.2026	86 of 2026	M/s. Crescent Housing Private Limited			4901	1566.11	145.49
8	23.01.2026	266 of 2026	Sheela K. Sarath			2000	639.10	59.37
9	28.01.2026	354 of 2026	M/s. Crescent Housing Private Limited			3701	1182.65	109.87
10	06.02.2026	575 of 2026	M/s. Crescent Housing Private Limited			1850.5	591.33	54.93
						2,00,000.5		5937.25

Sale Power deed

S.No.	Date	Document No	Executed By	Executed in favour of	Survey Number	Extent in UDS out of 2,00,000	Extent in sq.ft.	Extent in sq.mtr.
1	10.06.2026	2574 of 2026	(i) M/s. Crescent Housing Private Limited, (ii) Sarath Kakumanu, son of K Subbiah, (iii) Sheela K Sarath, daughter of Bhagwandas (iv) Nisha Kakumanu, daughter of Sarath Kakumanu (v) Tara Keerthi Kakumanu, daughter of Sarath Kakumanu	M/s. RATTHA REALTY & INFRASTRUCTURE PRIVATE LIMITED	T.S. No. 11/3		35395	3288.20

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

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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.